

**AGENDA
CITY COUNCIL
JULY 7, 2015**

NOTICE:

JULY 7, 2015

**5:00-5:15 P.M. INSURANCE COMMITTEE MEETING
5:30-6:00 P.M. WWTP COMMITTEE MEETING
6:00-6:30 P.M. FINANCE COMMITTEE MEETING
6:30-7:00 P.M. INDUSTRIAL SEARCH**

**TOWNSHIP MEETING
JULY 7, 2015**

- 1. PRAYER-**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. TOWNBOARD MINUTES-JUNE 16, 2015**
- 5. PRESENTATION OF COMMUNICATIONS:**
- 6. FINANCE: RON SIMPSON, CHAIRMAN**
 - A. PREVAILING WAGE RESOLUTION**
 - B. BILL LIST- JULY 7, 2015**
 - C. NOTICE OF PUBLIC HEARING ON THE TOWNSHIP**

BUDGET

**CITY COUNCIL MEETING
JULY 7, 2015**

- 1. ROLL CALL**
- 2. CITY COUNCIL MINUTES-JUNE 16, 2015**
- 3. PRESENTATION OF COMMUNICATION**
 - A. RETIREMENT-AARON FLYNN #179**
 - B. DIOCESE OF SPRINGFIELD IN ILLINOIS-PARADE**
 - C. ALFRESCO-BLUE COLLAR BLUES& BBQ FESTIVAL**
- 4. REMARKS BY MAYOR**
 - A.**
- 5. REPORT OF STANDING COMMITTEES:**

DOWNTOWN: NIKKI PETRILLO, CHAIRMAN (CITY HALL & BUILDINGS)

A.

PLANNING/ZONING, ANNEXATIONS, ENGINEERING AND INSPECTIONS: DAN MCDOWELL, CHAIRMAN

A. BUILDING & ZONING REPORT-JUNE 2015

B. HARC MINUTES-JUNE 23, 2015

LEGAL AND LEGISLATIVE: BOB PICKERELL, CHAIRMAN (CABLE TV, ORDINANCE)

A.

PUBLIC WORKS: DON THOMPSON, CHAIRMAN: (STREET AND ALLEY-SANITATION-INSPECTION-TRAFFIC & LIGHTS)

**A. JUNEAU-PONTOON RD OVERPASS BRIDGE
INSPECTION & PROPOSAL**

B. JUNEAU-MORRISON ROAD CONNECTOR PROJECT

**C. JUNEAU-2015 DRAINAGE IMPROVEMENTS-VARIOUS
STREETS**

POLICE COMMITTEE: TIM ELLIOTT, CHAIRMAN

A.

FIRE: WALMER SCHMIDTKE, CHAIRMAN

A.

WASTEWATER TREATMENT: BILL DAVIS, CHAIRMAN

INSURANCE AND SAFETY: GERALD WILLIAMS, CHAIRMAN

**A. RESOLUTION TO AUTHORIZE THE OFFICE OF THE
MAYOR TO ACCEPT A BID FOR CYBER BREACH
INSURANCE COVERAGE**

B.

**INDUSTRIAL SEARCH AND NEGOTIATIONS: PAUL JACKSTADT,
CHAIRMAN**

- A. ORDINANCE CORRECTION BY REFERENCE
TYPOGRAPHIC ERRORS IN ORDINANCE 8492**

FINANCE: RON SIMPSON, CHAIRMAN

- A. REDEVELOPMENT AGREEMENT-1900 STATE ST**
- B. REDEVELOPMENT AGREEMENT-1822 GRAND**
- C. REDEVELOPMENT AGREEMENT-2241 MADISON**
- D. REDEVELOPMENT AGREEMENT-1934 STAET ST**
- E. REDEVELOPMENT AGREEMENT-1305 19TH ST**
- F. REDEVELOPMENT AGREEMENT-1200 NIEDRINGHAUS
AVE**
- G. RESOLUTION TO ACCEPT A \$300,000
INFRASTRUCTURE LOAN FOR DOWNTOWN
IMPROVEMENTS**
- H. RESOLUTION TO AUTHORIZE THE OFFICE OF THE
MAYOR TO ACCEPT A BID FOR CYBER REACH
INSURANCE COVERAGE**
- I. GENERAL FUND REPORT –FISCAL YEAR 2014-2015**
- J. BILL LIST-JULY 7,2015**
- K. PAYROLL-JUNE 30, 2015**

**Report of Officers
Unfinished Business
New Business**

ADJOURNMENT

**CITY COUNCIL
MINUTES
JUNE 16, 2015**

Mayor Ed Hagnauer called the regular meeting to order of the city council at 7:05 p.m.

ATTENDANCE ROLL CALL: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell, Elliott, Clerk Whitaker and Mayor Hagnauer were present. Simpson was absent.

MOTION By Williams, second by Pickerell to approve the minutes from the City Council Meeting on June 23, 2015. **ALL VOTED YES.** Motion carried.

MOTION By Thompson, second by Petrillo to allow all elected city officials and the Mayor's staff to attend the Southwestern Illinois Council of Mayors monthly meeting, on the 25th of June 2015, at the city expense.

ROLL CALL: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell and Elliott. **ALL VOTED YES.** Motion carried.

MOTION By Petrillo, second by Schmidtke to approve the request for a block party for the residents of the 2200 Block of Cleveland Blvd., on June 27, 2015 for decorating the street.

ROLL CALL: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell and Elliott. **ALL VOTED YES.** Motion carried.

MOTION By McDowell, second by Davis to place on file the HARC Commission Agenda for June 23, 2015. **ALL VOTED YES.** Motion carried.

MOTION By McDowell, second by Elliott to place on file the Board of Appeals Agenda for July 1, 2015. **ALL VOTED YES.** Motion carried.

MOTION By McDowell, second by Petrillo to place on file the Graphic Review Board Minutes from June 4, 2015. **ALL VOTED YES.** Motion carried.

MOTION By McDowell, second by Davis to concur with the Graphic Review Board approval for non-conforming sign at both Dominos locations at 2201 Madison Ave and 3988 Maryville Rd. **ALL VOTED YES.** Motion carried.

MOTION By McDowell, second by Thompson to place on file the Plan Commission Agenda for July 2, 2015. ALL VOTED YES. Motion carried.

MOTION By McDowell, second by Petrillo to place on file the Building & Zoning Department Monthly Report for May 2015. ALL VOTED YES. Motion carried.

MOTION By McDowell, second by Davis to approve a Resolution for the demolition or repair of dangerous or unsafe building located at 2704 Maryville Rd.

ROLL CALL: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell and Elliott. ALL VOTED YES. Motion carried.

MOTION By McDowell, second by Pickerell to approve a Resolution for the demolition or repair of dangerous or unsafe building located at 1401 Madison Ave.

ROLL CALL: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell and Elliott. ALL VOTED YES. Motion carried.

MOTION By McDowell, second by Davis to place on file the Planning & Zoning Committee Minutes from June 2, 2015. ALL VOTED YES. Motion carried.

MOTION By Thompson, second by Jackstadt to authorize Mayor Hagnauer to award the 2015 Catch Basin and Drainage Improvements Bid prior to the July 7, 2015 City Council meeting.

ROLL CALL: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell and Elliott. ALL VOTED YES. Motion carried.

MOTION By Thompson, second by McDowell to suspend the rules and place on final passage an Ordinance to remove a stop sign at the intersection of Twenty Second (22nd) Street and Iowa Street, within the City of Granite City.

ROLL CALL: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell and Elliott. ALL VOTED YES. Motion carried.

FINAL PASSAGE: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell and Elliott. ALL VOTED YES. Motion carried.

MOTION By Thompson, second by Williams to suspend the rules and place on final passage an Ordinance removing and repealing Ordinance 5095, and its designation of a handicap parking space at 2238 Delmar Avenue.

ROLL CALL: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell and Elliott. ALL VOTED YES. Motion carried.

FINAL PASSAGE: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell and Elliott. ALL VOTED YES. Motion carried.

MOTION By Thompson, second by McDowell to suspend the rules and place on final passage an Ordinance to install a sign at the Intersection of Skubish Parkway and Old Alton Road.

ROLL CALL: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell and Elliott. ALL VOTED YES. Motion carried.

FINAL PASSAGE: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell and Elliott. ALL VOTED YES. Motion carried.

MOTION By Thompson, second by Jackstadt to suspend the rules and place on final passage an Ordinance establishing one handicapped parking space for two years at 2711 Myrtle Avenue, within the City of Granite City, Illinois.

ROLL CALL: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell and Elliott. ALL VOTED YES. Motion carried.

FINAL PASSAGE: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell and Elliott. ALL VOTED YES. Motion carried.

MOTION By Thompson, second by Davis to place on file the Public Works Committee Meeting Minutes from June 2, 2015. ALL VOTED YES. Motion carried.

MOTION By Elliott, second by McDowell to place on file the Police Department Monthly Report for May 2015. ALL VOTED YES. Motion carried.

MOTION By Elliott, second by McDowell to place on file the Police Committee Minutes from June 2, 2015. ALL VOTED YES. Motion carried.

MOTION By Schmidtke, second by Davis to place on file the Fire Department Monthly Report for May 2015. ALL VOTED YES. Motion carried.

MOTION By Davis, second by Thompson to approve a Resolution to approve Engineering Services for repairs to Aeration Tank Number One, and new Aeration System Installation.

ROLL CALL: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell and Elliott. ALL VOTED YES. Motion carried.

MOTION By Davis, second by Thompson to approve a Resolution to approve Agreement for Engineering Services to study Waste Water Discharge.

ROLL CALL: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell and Elliott. ALL VOTED YES. Motion carried.

MOTION By Williams, second by Petrillo to place on file the Risk Managers Monthly Report for June 13, 2015. ALL VOTED YES. Motion carried.

MOTION By Williams, second by Pickerell to give settlement authority to the City Attorneys for Case #710, #585, #485 and #730 discussed in the Insurance Committee Meeting on June 16, 2015.

ROLL CALL: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell and Elliott. ALL VOTED YES. Motion carried.

MOTION By Jackstadt, second by McDowell to suspend the rules and place on final passage an Ordinance amending the terms and provisions of Ordinance No. 8157 and the Revenue Bonds, Series 2009-A of the City of Granite City, Madison County, Illinois relating to the Route 203 Redevelopment Project Area, authorizing the execution and delivery of certain documents in connection therewith, and related matters.

ROLL CALL: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell and Elliott. ALL VOTED YES. Motion carried.

FINAL PASSAGE: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell and Elliott. ALL VOTED YES. Motion carried.

MOTION By Jackstadt, second by Williams to suspend the rules and place on final passage an Ordinance amending the terms and provisions of Ordinance No. 8176 and the Revenue Bonds, Series 2009-B of the City of Granite City, Madison County, Illinois relating to the Route 3 Corridor Industrial Park Conservation Area, authorizing the execution and delivery of certain documents in connection therewith, and related matters.

ROLL CALL: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell and Elliott. ALL VOTED YES. Motion carried.

FINAL PASSAGE: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell and Elliott. ALL VOTED YES. Motion carried.

MOTION By Jackstadt, second by Petrillo to suspend the rules and place on final passage an Ordinance authorizing and providing for the issuance of Wastewater Treatment Plant Revenue and Revenue Refunding Bonds, Series 2015, of the City of Granite City, Madison County, Illinois, in an aggregate principal amount not to exceed \$5,000,000 for the purpose of acquiring and constructing extensions, improvements and additions to the wastewater treatment plant owned and operated by said City and for the purpose of refunding certain outstanding revenue bonds of said City, prescribing all the details of said revenue bonds, confirming the sale of said revenue bonds providing for the collection, segregation and distribution of the revenue of the wastewater treatment plant owned and operated by said City in relation thereto, and related matters.

ROLL CALL: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell and Elliott. ALL VOTED YES. Motion carried.

FINAL PASSAGE: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell and Elliott. ALL VOTED YES. Motion carried.

MOTION By Jackstadt, second by McDowell to place on file the Industrial Search Committee Minutes from June 2, 2015. ALL VOTED YES. Motion carried.

MOTION By McDowell, second by Elliott to place on file the Treasurers Report for May 2015.

ROLL CALL: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell and Elliott. ALL VOTED YES. Motion carried.

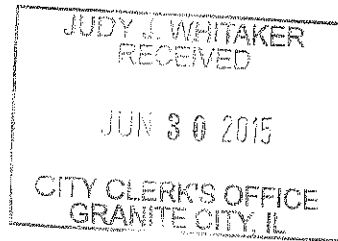
MOTION By McDowell, second by Jackstadt to approve the Payroll for the period ending June 15, 2015 in the amount of \$657,938.00.

ROLL CALL: McDowell, Davis, Thompson, Schmidtke, Jackstadt, Williams, Petrillo, Pickerell and Elliott. ALL VOTED YES. Motion carried.

MOTION by Thompson, second by Schmidtke to adjourn the City Council Meeting at 7:35 p.m. Motion carried.

MEETING ADJOURNED

**ATTEST
JUDY WHITAKER
CITY CLERK**



June 26, 2015

Chief Miller,

It is with the utmost respect that I complete my formal notice for retirement with the Granite City Police Department. I am giving a two week notice starting today of my end of employment. My end of employment date will be on July 10, 2015.

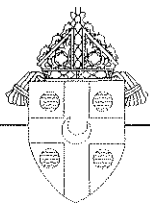
I have had the privilege to work for our police department for the last 20 years. As a probationary police officer I started the Belleville Area Police Academy in January of 1995. I was honored to receive the Southern Illinois Police Chiefs Most Outstanding Officer for the graduating class of 57. Soon after I returned to the police department and began field training with Major Rozell and Lt McLaren, who then were patrolmen. After a year, I was in turn given the opportunity to be a field training officer in 1996. In 1997 I was assigned to the Drug Unit where I worked with Lt Takmajian. I remained in the drug unit and in 1999 I was the senior officer in charge of the Drug Unit. In the fall of 1999 I was assigned to the Metropolitan Enforcement Group of Southwestern Illinois where I continued undercover investigations until January of 2001. I began a career as a Detective in our police department in January of 2001, until the fall of 2002 where I was given yet another special assignment as the School Resource Officer of the Granite City High School until the fall of 2004. I returned to the patrol division and was promoted to the rank of Sergeant in November of 2005 and continued as a first line supervisor as of this date. I have been fortunate to work so many aspects of law enforcement which I believe has made me a better police officer.

There are no words to perfectly describe the career I've been able to have with the Granite City Police Department. Careers are filled with memories. In law enforcement some are filled with camaradene and others are filled with the criminal element that shocks the capabilities of mankind.

As I move forward to another career in my life, I will miss the men and women I have entrusted with my survival in a dangerous field of work and to all I say thank you. Personally I would like to thank you for all your support and leadership during my 20 year career.

Respectfully Submitted

Sgt Aaron Flynn #179



Diocese of Springfield in Illinois

Catholic Pastoral Center • 1615 West Washington Street • Springfield, Illinois 62702-4757
www.dio.org 217-698-8500 FAX 217-698-9581

Office for Social Concerns and Respect For Life

JUDY J. WHITAKER
RECEIVED

JUN 18 2015

CITY CLERK'S OFFICE
GRANITE CITY, IL

June 15, 2015

Ms. Judy Whitaker
Granite City Clerk
2000 Edison Avenue
Granite City, IL 62040

Dear Ms. Whitaker:

This letter is a formal request for a parade permit in Granite City from Holy Family Catholic Church, 2606 Washington Avenue, to the Hope Clinic for Women located at 1602 21st Street.

Our group will gather outside Holy Family Catholic Church on Saturday, October 3, 2015, and will begin our prayerful walk about 10:00 a.m. after the 9:00 a.m. Mass. The group will walk down Washington Street to 21st Street to the Clinic. We will pray at the Clinic for approximately 30-45 minutes and then return individually to Holy Family Church. We request a police escort to the Clinic during the prayer walk.

Could you please send us a copy of the "*Hold Harmless Agreement*" form that we are required to fill out for this parade request? If you need further information, please give us a call at (217) 698-8500 x161, or email dmoore@dio.org. Thank you for your consideration of this request.

Sincerely,

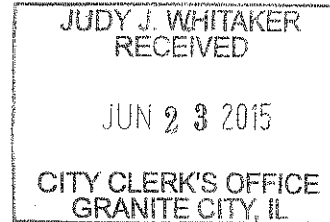
Mrs. Donna Moore
Associate Director
Office for Social Concerns and Respect for Life
Diocese of Springfield in Illinois
Fax (217) 698-9581



alfresco
PRODUCTIONS

June 19, 2015

MAYOR ED HAGNAUER
2000 EDISON AVE
GRANITE CITY, IL 62040



Mayor Hagnauer and Council Members,

It's time for the annual Blue Collar Blues & BBQ Festival. I am writing on behalf of Alfresco Productions to request your approval and assistance in the upcoming 5th Annual BBQ Festival on Saturday, August 29th. We request closing of the streets surrounding Civic Park, more specifically:

- West bound lane only of Niedringhaus from Edison to Delmar
- 20th Street from Edison to Delmar
- Delmar from 20th Street to the entrance of the movie theater parking lot(not blocking)
- Edison to the City Hall parking lot(not blocking)

Closing of the streets would need to be 10 pm Friday, August 28th and re-open after cleanup Saturday, August 29th. The event will be open to the public from 12:00 am – 7:00 pm.

Attached is a copy of our proof of insurance.

We thank you for your support in years past and thank you for your consideration in this matter. You may contact us with your determination by calling 618-781-4102 or emailing alfrescoproductions@yahoo.com.

Respectfully,

Rachael Friedel
Blues BBQ Festival Co-Chair

Brenda Whitaker, President | 2041 Delmar Ave., Granite City, IL 62040 | 618-604-6289

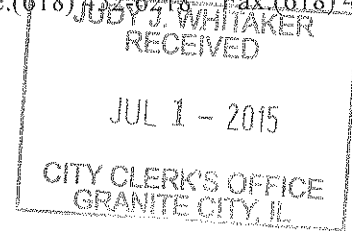


City of Granite City

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone: (618) 452-6218 Fax: (618) 452-6246

MONTHLY REPORT TO CITY COUNCIL

BUILDING & ZONING DEPARTMENT



JUNE 2015 REPORT

The Building & Zoning Department no longer issues free permits for charities; tax exempt organizations or governing bodies. The number of permits sold will not necessarily reflect the number of inspections required.

JUNE 2015 Permits

Building Permits	122	\$	5,212.00
Electrical Permits	78	\$	4,030.00
Mechanical Permits	54	\$	3,020.00
Plumbing Permits	38	\$	2,406.00
Occupancy Permits	134	\$	4,150.00
Fence Permits	16	\$	440.00
Sewer Permits	3	\$	225.00
Razing Permits DEMO	0	\$	-
Excavating Permits	2	\$	240.00
SIGN Permits	2	\$	292.00
HARC	0	\$	-
Planning & Zoning	0	\$	-
Board of Appeals	1	\$	78.44
Graphic Review	1	\$	161.20
Plan Review	1	\$	100.00
Finger Print Processing	29	\$	1,885.00
Oversize Load	8	\$	240.00
(Stationary Eng. Renewals)	3	\$	30.00

TOTALS	492	\$	22,509.64
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APPROX. CONSTRUCTION VALUE BASED ON

<u>BUILDING PERMITS ISSUED THIS MONTH</u>	\$	650,170.53
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We Charge a fee for owner occupied, new home sales and temporary utility permits. The number of permits will not reflect the number of trips needed to ensure compliance.

Submitted - July 01, 2015
Sheila Nordstrom, Secretary
Building & Zoning Dept.

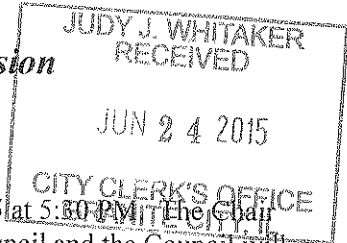
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City of Granite City

Inspection Department 2000 Edison, Ground Floor Granite City, IL 62040 Phone:(618) 452-6218 Fax:(618) 452-6246

Historical & Architectural Review Commission Minutes - June 23, 2015



CALL TO ORDER

Chairman, Terry Pierce, called the meeting to Order on Tuesday, June 23, 2015 at 5:30 PM. The Chair welcomed everyone and stated HARC is a recommending body to the City Council and the Council will have the final decision for petitions/proposals at their next regularly on July 7, 2015.

ATTENDANCE / ROLL CALL

Members Present were: Terry Pierce, Kim King, Jennifer Flores-Melton, Karen Raines, Paula Hagnauer and LaDonna Walden. Excused absence: Ritch Alexander. Also present were: Asst City Attorney Laura Andrews, Jon Ferry, Economic Development Director, Zoning Administrator Steve Willaredt and Granite City's Building Inspector Ralph Walden.

SWEAR-IN

HARC chairman Terry Pierce asked Petitioners and Recipients of TIF grants to stand and be sworn in.

MINUTES & AGENDA

A motion to approve the Minutes from the previous meeting (April 28, 2015) and this evening's Agenda was made by Kim King and seconded by Jennifer Flores-Melton. Voice vote. All ayes. Motion carried.

PETITIONER (1): Fort Gondo, Inc.

Galen Gondlfi

1820-22 State St.

PP# 22-2-19-24-12-202-013.001

**Request approval to establish an Art Studio and Exhibit Space in a
District Zoned D-2 Commercial Sub-District**

Galen Gondlfi came forth and stated his Petition is a request for approval to open an Art Studio and Exhibit Space at 1820-22 State St. He explained the building was purchased from the City and his intent is to renovate the building so it can be utilized for artist space and exhibits. The intent is to restore the historic concept of the building with the replacement of transom window and the front façade. The building will have an architectural plates sort of stucco. The building will remain with the same building configuration. The exterior color scheme will be of a natural neutral cement color with painted trim. Chris Carl the lead designer for this project addressed the commission and explained the concrete panel concept of the front façade.

Mr. Gondolfi related that there will not be any awnings and the only signage that would be on premise would be window graphics. There was a concern as to the stucco type façade that was discussed. Mr. Carl indicated that the material not a true stucco but concrete that is affixed to the exterior of the building. It will not give the impression of being stucco.

The HARC Checklist was completed by HARC Administrator Willaredt:

- 1). Days and hours of operation limited to: Sunday thru Saturday Twenty four (24) hours.
- 2). Signage: In accordance with the City of Granite City's Sign Ordinance (window graphics)
- 3). Screening required? Yes. Screened dumpster in rear.
- 4). Provisions for parking and loading: Street parking.
- 5). Additional outside lighting required? Security lighting only.
- 6). Any adverse affects on public health, safety and welfare? No.
- 7). Any substantial injury to the value of other property in the neighborhood? No.
- 8). Will proposal substantially alter the essential character of the district in which it is located? No.
- 9). Are provisions needed for the protection of adjacent property? No.
- 10). Additional requirements? No.
- 11). Will permit expire with change in ownership? Yes.
- 12). Is re-application is necessary to intensify use. Yes.
- 13). The Zoning Administrator, or HARC, shall have the right to bring back this permit for review if, at any time, they find the stated intent of this permit has not been followed, or the business has become a nuisance, or is in violation of the above-named conditions.

The Chair called for further discussion. Mr. Gondolfi related that he organization is a 501 C 3 non-profit. He had done three (3) art studios, coffee shops and etc. in the Cherokee Street project. They will have projects, classes and exhibitions both inside and outside. In regards to fencing or privacy there is partial security fence and there is nothing of value that will be stored in the rear area.

Mr. Gondlfi related that he is in the process of acquiring other properties adjacent to this address. Member Paula Hagnauer had questions regarding security of the rear area and whether they are approving the use and the façade change.

There was a request for a motion to approve the use of the building but not the façade, Discussion about the wording of the motion and a request of anyone in the audience had questions.

Alderman Williams and Alderman Pickerell introduced themselves and asked questions as to what was their timeline and will this possible attract other businesses to locate in the area. Mr. Gondlfi related that he has been referred to as the Godfather of Cherokee St. with opening several art galleries, coffee shops and renovating several buildings. When he started on Cherokee St. there were burnt out buildings and only three people living on the street. It is not a prosperous area and he feels that with the Granite City location to the St. Louis downtown. This is the land of opportunity and feels the area has great potential. Zoning Administrator Willaredt indicated that in Section 1400 of Article 15 states different acceptable exterior materials for building. Within that under stone trims and fascias it allows face stone, granite (gray or white) and limestone. These colors are typical of what Fort Gondo is presenting to this board and should be accepted. Mr. Carl indicated the surface will be smooth. A photo of the typical look of this type of construction was passed around to the commission. A question as to the color of the trim was mentioned and Mr. Gondlfi related it would to the orange tones.

MOTION to approve the petition request and allow the an Art Studio and Exhibit Space at 1820-22 State in a District Zoned D-2 Commercial Sub-District, including (Items 1 thru 13) of the HARC checklist and the approval of the façade was made by Jennifer Flores-Melton and seconded by Kim King. Roll call vote. All ayes. Motion carried by unanimous consent.

NEW BUSINESS: TIF Recipients & Their Proposals

The eight (8) TIF Applications and their proposals for approval are available for viewing upon request.

- 1). Richard Krumrey – Krumrey Home Furnishings
1305 19th St.

Mr. Krumrey showed a sample of windows that he is proposing to install in the second and third story of his building. Came before the commission several years ago in reference to placing windows. Now with the grant he is able to replace 32 or 33 windows to the building. The third floor windows are taller and will require an extra pane to fill in the frame. The window color will be white. A color brown or black will be at an extra cost. Comment from the commission indicated that white would look best on this building.

Mr. Krumrey related that he has been here for 28 years and intends on staying for a long time.

MOTION to approve the TIF grant proposal as presented was made by Kim King and seconded by Paula Hagnauer. Roll Call vote. All ayes. Motion carried by unanimous consent.

2). Ted Meeker – Ralph Building
1208 Niedringhaus Avenue

Mr. Meeker introduced himself and thanked everyone for the opportunity to apply for and receive the grant money. He intends to upgrade the electric and HVAC systems to several of his store fronts. He wants to upgrade the electrical panels and mechanicals to H & R Block and Chantal Paris who are tenants at this time.

The building was built in 1923 and he has been progressing with improvements since he has taken possession.

MOTION to approve the TIF grant proposal as presented was made by Kim King and seconded by Paula Hagnauer. Roll Call vote. 5 ayes and 1 abstain (Karen Raines). Motion carried.

3). Shon Tullock – IQ2 Computers
1934 State St.

Mr. Tullock introduced himself and indicated that he applied for the grant to repair his roof with a silicone roofing and to upgrade his heating and air conditioning. He has been closed for sometime but has kept his license. Things are picking up so he will be reopening and he wants to introduce 3d printing.

MOTION to approve the TIF grant proposal as presented was made by Kim King and seconded by Paula Hagnauer. Roll Call vote. All ayes. Motion carried by unanimous consent.

4). Ken Kohnen – Snelson Collision Repair
1822 Grand Ave.

Mr. Kohnen introduced himself. He is the owner and operator of Snelson Collision Repair. He is requesting the grant to replace nine (9) overhead doors. The building is gray in color and he will purchase white doors. There was a suggestion to have color doors but they cost more. He may place a logo or other image. The rest of the trim on the building is white. He explained that there are many doors in the overhead doors and they had to be a certain type.

MOTION to approve the TIF grant proposal as presented was made by Kim King and seconded by Karen Raines. Roll Call vote. All ayes. Motion carried by unanimous consent.

5). Vincent Otten – Custom Built Cabinetry
2241 Madison Ave.

Mr. Otten introduced himself and asked a question as to whether or not 2241 Madison Ave. is in the HARC. This address is out of the boundaries but since it is in the downtown the TIF committee wants it to be

approved by HARC. Mr. Otten related that they want to install new doors, a cloth awning over the front of the building and to build a cosmetic wall around the old cooler that is on the north side of the building. They did request an automatic gate for the parking lot but the cost was too great and they decided to not proceed with that. The siding will be a dark brown, same color as the rest of the building.

MOTION to approve the TIF grant proposal as presented was made by Paula Hagnauer and seconded by Kim King. Roll Call vote. All ayes. Motion carried by unanimous consent.

- 6). Galen Gondlfi – Fort Gondo, Inc.
1900 State St.

Mr. Gondlfi stated that his nonprofit organization recently acquired the above address from the Jesus Place Mission as a gift. This building is in need of a large amount of renovation but the first thing that needs to be done is a roof. The building suffers from sufficient roof damage. He wants to replace the damaged roof and one section will be replaced with skylights. It will present natural sunlight on the third floor ballroom. The building will eventually become are studios, exhibition and performance space. The repairs being made will not be seen except by air.

The third floor will become an event area and there are concerns to ADA accessibility and meeting the fire code. The use of each floor will determine the requirements of the accessibility code and fire code to meet required code.

MOTION to approve the TIF grant proposal as presented was made by Kim King and seconded by Jennifer Flores-Melton. Roll Call vote. All ayes. Motion carried by unanimous consent.

- 7). Barbara Whitehead – Barbara Sales
1371 Niedringhaus

Continued until next meeting at HARC's request.

Jon Ferry wanted to make comment regarding historic preservation and tax credits. He asked the commissions opinion regarding creating such a ordinance. Discussion regarding a home owner to do anything to you home you might have to jump through all kind of red tape to be able to obtain the tax credits. Attorney Andrews indicated that this was brought before this commission several years ago and she has some record of this. Ferry agreed that more research must be done before moving forward. There was some discussion of demolitions in the downtown area go before HARC prior to condemnation. Administrator Willaredt comment that he was totally against this due to the monies spent are through Community Development and everything goes through the Historic Society before I can proceed. No further comment.

UNFINISHED BUSINESS

None voiced.

Motion to adjourn by Kim King and seconded by Jennifer Flores-Melton. Motion carried.

Respectfully submitted,

Steve Willaredt

Administrator, HARC

**Historical & Architecture Review Commission
Advisory Report, Meeting held on June 23, 2015**

PETITIONER (1): **Fort Gondo, Inc.**
 Galen Gondlfi
 1820-22 State St.
 D-2 Commercial Sub-District

Motion to approve the petition and allow the establishment of an Art Studio and Exhibit Space with the following stipulations:

- 1). Days and hours of operation limited to: Sunday thru Saturday 24 hours .
- 2). Signage: In accordance with the City of Granite City's Sign Ordinance (window graphics)
- 3). Screening required? Yes. Screened dumpster in rear.
- 4). Provisions for parking and loading: Street Parking.
- 5). Additional outside lighting required? Security lighting only.
- 6). Any adverse affects on public health, safety and welfare? No.
- 7). Any substantial injury to the value of other property in the neighborhood? No.
- 8). Will proposed use substantially alter the essential character of the district in which it is located? No.
- 9). Are provisions needed for the protection of adjacent property? No.
- 10). Additional requirements? None.
- 11). Will permit expire with change in ownership? Yes.
- 12). Is re-application is necessary to intensify use. Yes.
- 13). Shall Zoning Administrator, or HARC, shall have the right to bring back this permit for review if, at any time, they find the stated intent of this permit has not been followed, or the business has become a nuisance, or is in violation of the above-named conditions? Yes.

Roll Call vote:

Terry Pierce	Yes	Karen Raines	Yes
Kim King	Yes	Paula Hagnauer	Yes
Jennifer Flores-Melton	Yes	LaDonna Walden	Yes

All Ayes. Motion carried by unanimous consent.

City of Granite City Downtown TIF Grant Program – 7 Recipients

- 1). Richard Krumrey – Krumrey Home Furnishings
1305 19th St.

Proposal to replace 32 to 33 windows on second and third floor.

Roll Call vote:

Terry Pierce	Yes	Karen Raines	Yes
Kim King	Yes	Paula Hagnauer	Yes
Jennifer Flores-Melton	Yes	LaDonna Walden	Yes

All Ayes. Motion carried by unanimous consent.

- 2). Ted Meeker – Ralph Building
208 Niedringhaus Ave.

Proposal to upgrade the electrical service and HVAC to the existing tenants in the building.

Roll Call vote:

Terry Pierce	Yes	Paula Hagnauer	Yes
Kim King	Yes	LaDonna Walden	Yes
Jennifer Flores-Melton	Yes	Karen Raines	Abstain

5 Ayes, 1 Abstain, Motion carried

- 3). Shon Tullock – IQ2 Computers
1934 State St.

Proposal to repair his roof and upgrade the heating and cooling.

Roll Call vote:

Terry Pierce	Yes	Karen Raines	Yes
Kim King	Yes	Paula Hagnauer	Yes
Jennifer Flores-Melton	Yes	LaDonna Walden	Yes

All Ayes. Motion carried by unanimous consent.

- 4). Ken Kohnen – Snelson Collision Repair
1822 Grand Ave.

Proposal to replace nine (9) overhead garage doors to the business.

Roll Call vote:

Terry Pierce	Yes	Karen Raines	Yes
Kim King	Yes	LaDonna Walden	Yes
Jennifer Flores-Melton	Yes	Paula Hagnauer	Yes

All Ayes. Motion carried by unanimous consent.

- 5). Vincent Otten – Custom Built Cabinetry
2241 Madison Ave.

Proposal to install new doors, cloth awning across the front of the business, and place a cosmetic vinyl siding wall around a cooler on the north side of the building

Roll Call vote:

Terry Pierce	Yes	Karen Raines	Yes
Kim King	Yes	Paula Hagnauer	Yes

Jennifer Flores-Melton

Yes

LaDonna Walden

Yes

All Ayes. Motion carried by unanimous consent.

- 6). Galen Gondlfi – Fort Gondo, Inc.
1900 State St.

Proposal to replace roof on existing building.

Roll Call vote:

Terry Pierce

Yes

Karen Raines

Yes

Kim King

Yes

Paula Hagnauer

Yes

Jennifer Flores-Melton

Yes

LaDonna Walden

Yes

All Ayes. Motion carried by unanimous consent.

- 7). Barbara Whitehead – Barbara's Sales
1371 Niedringhaus

The proposal was continued to the next regularly scheduled meeting at HARC's request

end of Advisory Report



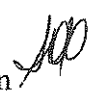
✓ 2100 State Street
P.O. Box 1325
Granite City, IL 62040
618-877-1400 • F. 618-452-5541

■ 100 N. Research Dr.
Edwardsville, IL 62025
618-659-0900 • F. 618-659-0941

■ 330 N. Fourth Street, Suite 200
St. Louis, MO 63102
314-241-4444 • F. 314-909-1331

July 2, 2015
Job No. 140211

Memorandum
Pontoon Rd Overpass Bridge Inspections & proposal
(S.N. 060-6202-over RRs & 060-6203-over Nameoki Ave)

To: Mayor & City Council
cc:
From: Steve Osborn 

Subject: Pontoon Rd Overpass Bridge Inspections & proposal
(S.N. 060-6202-over RRs & 060-6203-over Nameoki Ave)

- 1) Inspections for the locally maintained bridge structures are due to be completed. The structures currently due to be inspected are the Pontoon Road Overpass structures over the RRs and over Nameoki Ave.
- 2) These bridges require bi-annual inspections per the Illinois Department of Transportation (IDOT) as shown on their report (see attached).
- 3) Juneau Associates, Inc., P.C. is available to perform the inspections and prepare and submit reports required by IDOT. Juneau Associates, Inc., P.C. proposes to do this work for a lump sum fee of \$2,800.00 (see attached JAI letter of proposal).
- 4) This cost is eligible to be paid out of MFT funds.

Date Range 06/01/2015 to 05/31/2016

Municipal Inspections

Status included: 1,2,3,4,5,6,7 or 8

Please verify inspection dates against agency records. See Sec. 3.3.3.1 of the SSM for In-Depth Inspection requirements. Multiple Special Inspections identified by 1x[Interval], 2x[Interval] notation. Special Inspections with Days interval are not included.

GRANITE CITY

Inspection Due Date	SN	Status - Status Date	Facility Carried over Feature Crossed	Maintenance Responsibility / Township	Previous Inspection Date-Interval
<u>Routine Inspection (In-depth Inspection Recommended. See Structural Services Manual.)</u>					
8/30/2015	0606202	1-Open, no restrictions-10/2013	Pontoon Road over UPRR, KCSRR, NSRR	Municipality/GRANITE CITY (GRANITE CITY)	8/30/2013-24
For Agency's Optional Use: Inspected By: _____ Inspection Date: _____					
<u>Routine Inspection (In-depth Inspection Recommended. See Structural Services Manual.)</u>					
8/30/2015	0606203	1-Open, no restrictions-10/2013	Pontoon Road over IL Rte 203	Municipality/GRANITE CITY (GRANITE CITY)	8/30/2013-24
For Agency's Optional Use: Inspected By: _____ Inspection Date: _____					
<u>Routine Inspection (In-depth Inspection Recommended. See Structural Services Manual.)</u>					
1/23/2016	0606200	1-Open, no restrictions-04/1988	MARYVILLE RD/FAU9100 over DRAINAGE DITCH	Municipality/GRANITE CITY (GRANITE CITY)	1/23/2012-48
For Agency's Optional Use: Inspected By: _____ Inspection Date: _____					
<u>Routine Inspection (In-depth Inspection Recommended. See Structural Services Manual.)</u>					
4/11/2016	0606201	1-Open, no restrictions-04/1988	FAU 9093/19TH STREET over TRRA&NEW CONRR&ICGRR	Municipality/GRANITE CITY (GRANITE CITY)	4/11/2014-24
For Agency's Optional Use: Inspected By: _____ Inspection Date: _____					



2100 State Street
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June 30, 2015

Job No. 999970

Mayor Ed Hagnauer
City of Granite City
2000 Edison Avenue
Granite City, IL 62040

**RE: *Proposal for Bridge Inventory and Inspection Reports
Structure Numbers 060-6202 and 060-6203***

Dear Mayor Hagnauer:

Inspections of two (2) City of Granite City locally maintained bridge structures are due to be completed by August 30, 2015, per Illinois Department of Transportation procedures. Juneau Associates, Inc., P.C. can perform the following Scope of Services to bring your City in compliance with these inspections.

SCOPE OF SERVICES

Juneau Associates, Inc., P.C. will perform the following Scope of Services:

1. Perform a routine or visual inspection of the two (2) bridge structures referenced above.
2. Update the latest Bridge Inspection Reports including BBS-BIR.
3. Submit the completed reports to both the City and IDOT.

FEES AND PAYMENT

The above listed Scope of Services will be performed for a lump Sum Fee of \$2,800.00.

It is understood that services shall not begin without prior authorization from the City.

Invoices will be submitted monthly for services and reimbursable expenses. All invoices shall be due and payable within thirty (30) days after the date of billing. An interest charge of 1 ½ percent per month will be applied to unpaid balances over 30 days.

LIMITATION OF LIABILITY

In recognition of the relative risk and benefits of the project to both the client and the engineer, the risks have been allocated such that the client agrees, to the fullest extent permitted by law, to limit the liability of the engineer and his or her sub-consultants to the client and to all construction contractors and subcontractors on the project for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, so that the total aggregate liability of the engineer and his or her sub-consultants to all those named, shall not exceed \$500,000, or the engineer's total fee for services rendered on this project, whichever is greater. Such claims and causes include, but are not limited to, negligence, professional errors or omissions, strict liability, breach of contract or warranty. Should a higher limit of liability be desired, the engineer, upon request of the client, will quote to the client an



amount of an increased fee that can be paid to the client to obtain a higher limitation of liability. The engineer's fee for the project has been determined in part, based on the amount of liability to which the engineer could be subjected.

GENERAL CONSIDERATIONS

We expect to start our work promptly after receipt of written notice of your acceptance of this Agreement.

This proposal represents the entire understanding between you and us with respect to the Project and may only be modified in writing signed by both of us. If this letter satisfactorily sets forth your understanding of our agreement, we would appreciate your signing both copies of this letter in the space provided below, retaining one copy for your records and returning one to us.

Juneau Associates, Inc., P.C. appreciates the opportunity to provide you this proposal, and we look forward to working with you on this project.

Respectfully submitted,
JUNEAU ASSOCIATES, INC., P.C.

Wesley W. Herndon, P.E., S.E.
Structural Engineer

WWH/mla


Accepted this _____ day of _____, 2015

CITY OF GRANITE CITY

By _____ Attest: _____

July 1, 2015
Job No. E130201A

MEMORANDUM
Morrison Road Connector Project

TO: Mayor and City Council
FROM: Joe Juneau 
RE: City of Granite City
Morrison Road Connector Project
Bid Results

1. As requested by the City Council, bids were received and publicly opened in the City Clerk's office on Wednesday, July 1, 2015 at 10:00 a.m. with the following results: (refer to attached Bid Tabulation).


Engineers Estimate	\$1,230,410.75
L.W. Contractors, Inc.	\$ 869,274.67
Baxmeyer Construction, Inc.	\$ 979,519.53
Petroff Trucking, Inc.	\$1,007,832.36
DMS Contracting, Inc.	\$1,176,431.59
Stutz Excavating, Inc.	\$1,374,657.94

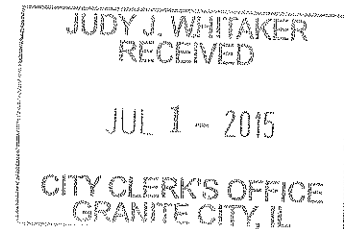
2. Based on the bids received, we recommend award of the project to **L.W. Contractors, Inc.**, in the amount of **\$869,274.67**, subject to approval of Illinois Department of Transportation (IDOT).

County	Municipality or Rd Dist	Date	City of Granite City	Name and Address	L.W. Contractors, Inc.	Bammyer Construction, Inc.	Petioff Trucking, Inc.	DMS Contracting, Inc.	Stutz Excavating, Inc.
		07/01/15			123 Green Park Drive	1034 Floraville Road	P.O. Box 838	P.O. Box 122	3837 Fosterburg Road
		10:00 AM			Collinsville, IL 62234	Waterloo, IL 62298	Collinsville, IL 62234	Mascoutah, IL 62258	Alton, IL 62002
Section	Estimate	Proposal Guarantee	Attended by	Bidders Approved Engineer's Estimate					
Item No. or Group	Items	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total
20100500	TREE REMOVAL, ACRES	ACRE	0.4	\$25,554.69	\$10,221.88	\$12,000.00	\$3,800.00	\$3,200.00	\$5,438.80
20200100	EARTH EXCAVATION	CU YD	71,404	\$321,318.00	\$23,134,966	\$4.90	\$349,879.60	\$349,879.60	\$405,574.72
20800150	TRENCH BACKFILL	CU YD	170	\$26.67	\$4,533.90	\$23.50	\$3,995.00	\$4,420.00	\$4,500.00
25000100	SEEDING, CLASS 1	ACRE	12.6	\$990.00	\$12,474.00	\$950.00	\$11,970.00	\$11,992.00	\$13,154.40
25000210	SEEDING, CLASS 2A	ACRE	5.1	\$990.00	\$5,049.00	\$950.00	\$4,845.00	\$4,692.00	\$5,324.40
25000400	NITROGEN FERTILIZER NUTRIENT	POUND	1847	\$3.32	\$6,117.04	\$1.25	\$2,308.75	\$1.25	\$2,308.75
25000500	PHOSPHORUS FERTILIZER NUTRIENT	POUND	1547	\$4.91	\$7,617.04	\$1.25	\$2,058.75	\$1.25	\$2,058.75
25000600	POTASSIUM FERTILIZER NUTRIENT	POUND	1647	\$3.32	\$5,478.04	\$1.25	\$2,058.75	\$1.25	\$2,058.75
25100115	MULCH, METHOD 2	ACRE	36.6	\$984.50	\$36,032.70	\$950.00	\$34,770.00	\$32,940.00	\$37,980.00
28000250	TEMPORARY EROSION CONTROL SEEDING	POUND	1830	\$3.30	\$6,039.00	\$3.25	\$5,947.50	\$3.25	\$5,947.50
28000305	TEMPORARY DITCH CHECKS	FOOT	198	\$40.10	\$7,939.80	\$10.85	\$2,148.30	\$1,980.00	\$2,682.90
28000400	PERIMETER EROSION BARRIER	FOOT	5473	\$2.63	\$14,383.99	\$2.85	\$15,598.05	\$2.50	\$13,680.30
28000500	INLET AND PIPE PROTECTION	EACH	7	\$125.00	\$875.00	\$163.75	\$1,146.25	\$152.00	\$1,064.00
28100707	STONE DUMPED RIPRAP, CLASS A4	SQ YD	122	\$72.73	\$8,873.06	\$42.00	\$5,124.00	\$45.00	\$5,490.00
30200650	FILTER FABRIC	SQ YD	122	\$50.00	\$6,100.00	\$3.90	\$477.00	\$4.00	\$488.00
30200650	PROCESSING MODIFIED SOIL 12"	SQ YD	13643	\$16.25	\$22,175.00	\$2.65	\$35,153.95	\$5.10	\$69,579.30
30201500	LIME	TON	338	\$79.00	\$26,702.00	\$72.00	\$24,336.00	\$69.00	\$23,322.00
31100300	SUB-BASE GRANULAR MATERIAL, TYPE A 4"	SQ YD	13643	\$5.01	\$6,843.00	\$5.50	\$7,503.75	\$6.75	\$9,187.22
35100200	AGGREGATE BASE COURSE, TYPE B 10"	SQ YD	467	\$20.00	\$9,340.00	\$10.50	\$4,903.50	\$21.00	\$9,807.00
40201000	AGGREGATE FOR TEMPORARY ACCESS	TON	300	\$35.00	\$10,500.00	\$17.00	\$5,100.00	\$22.00	\$6,600.00
40500275	BITUMINOUS MATERIALS (PRIME COAT)	POUND	35643	\$1.12	\$39,920.16	\$0.85	\$30,296.55	\$0.70	\$24,950.10
40500385	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N70	TON	22956	\$77.11	\$1,769,601.16	\$74.25	\$1,697,508.00	\$70.00	\$1,610,200.00
40600315	HOT-MIX ASPHALT SURFACE COURSE, MIX "C", N70	TON	1106	\$79.52	\$87,949.12	\$82.75	\$91,521.50	\$77.00	\$85,162.00
44201717	CLASS D PATCHES, TYPE II, 6 INCH	SQ YD	10	\$150.00	\$1,500.00	\$275.00	\$2,750.00	\$150.00	\$1,500.00
54204020	PIPE CULVERTS, CLASS A, TYPE 1 15"	FOOT	18	\$88.00	\$1,584.00	\$88.50	\$1,593.00	\$88.00	\$1,584.00
54204023	PIPE CULVERTS, CLASS A, TYPE 1 18"	FOOT	115	\$55.00	\$6,325.00	\$55.00	\$6,325.00	\$55.00	\$6,325.00
54204023	PIPE CULVERTS, CLASS A, TYPE 1 24"	FOOT	804	\$58.24	\$46,906.96	\$44.75	\$35,958.00	\$44.00	\$35,360.00
54213660	PRECAST REINFORCED CONCRETE FLARED END	EACH	1	\$600.00	\$600.00	\$600.00	\$600.00	\$770.00	\$770.00
54213660	PRECAST REINFORCED CONCRETE FLARED END	EACH	4	\$600.00	\$2,400.00	\$700.00	\$2,800.00	\$790.00	\$3,160.00
54213668	PRECAST REINFORCED CONCRETE FLARED END	EACH	8	\$800.00	\$6,400.00	\$800.00	\$6,400.00	\$860.00	\$6,880.00
63200310	GUARDRAIL REMOVAL	FOOT	14	\$20.00	\$280.00	\$12.00	\$168.00	\$20.00	\$280.00
67000400	ENGINEER'S FIELD OFFICE, TYPE A	CAL MO	6	\$2,500.00	\$15,000.00	\$1,500.00	\$9,000.00	\$1,000.00	\$6,000.00
67100100	MOBILIZATION	L SUM	1	\$48,000.00	\$48,000.00	\$15,000.00	\$17,400.00	\$40,000.00	\$40,000.00
70300220	TEMPORARY PAVEMENT MARKING - LINE 4"	FOOT	14274	\$0.11	\$1,570.14	\$0.01	\$142.74	\$0.01	\$142.74
70300250	TEMPORARY PAVEMENT MARKING - LINE 12"	FOOT	23	\$7.50	\$172.50	\$0.01	\$0.23	\$0.01	\$0.23
70301000	WORK ZONE PAVEMENT MARKING REMOVAL	SQ YD	4781	\$1.50	\$7,171.50	\$0.01	\$47.81	\$0.01	\$47.81
72000100	SIGN PANEL - TYPE 1	SQ YD	61	\$40.00	\$2,440.00	\$20.50	\$1,250.50	\$27.00	\$1,647.00
72900100	METAL POST-TYPE A	FOOT	56	\$25.00	\$1,400.00	\$13.00	\$728.00	\$15.00	\$840.00
77000200	METAL POST-TYPE B	FOOT	129	\$25.00	\$3,225.00	\$13.00	\$1,677.00	\$17.00	\$2,181.00
78001110	PAINT PAVEMENT MARKING - LINE 4"	FOOT	14274	\$0.61	\$8,707.14	\$0.25	\$3,568.50	\$0.22	\$3,140.28
78001150	PAINT PAVEMENT MARKING - LINE 12"	FOOT	23	\$115.00	\$2,645.00	\$14.00	\$322.00	\$14.00	\$322.00
78001500	PAINT CASINGS 24"	FOOT	93	\$100.00	\$9,300.00	\$56.93	\$5,293.49	\$113.00	\$10,509.00
K1005421	SEEDING (SPECIAL)	ACRE	0.6	\$2,000.00	\$1,200.00	\$5,200.00	\$3,120.00	\$5,000.00	\$3,000.00
X7010216	TRAFFIC CONTROL AND PROTECTION, (SPECIAL)	L SUM	1	\$35,000.00	\$35,000.00	\$9,400.00	\$9,400.00	\$12,200.00	\$12,200.00
Total Bid As Read				\$1,230,410.75	\$889,274.67	\$979,518.53	\$1,007,832.36	\$1,176,431.59	\$1,374,657.94
Total Bid As Corrected									

June 23, 2015
Job No. 150208

MEMORANDUM
2015 Drainage Improvements-Various Streets

TO: Mayor and City Council
FROM: Steve Osborn 
RE: City of Granite City
2015 Drainage Improvements-Various Streets



-
1. As requested, bids were received and opened in the City Clerk's office this date at 10:00 A.M. with the following bid results (see attached bid results):

<u>Engineer's Estimate</u>	\$ 55,325.00
H & M Backhoe Services, Inc.	\$ 42,393.00
Korte & Luitjohan Contractors, Inc.	\$ 52,150.00
Haier Plumbing & Heating, Inc.	\$ 64,300.00
Hayes Contracting, Inc.	\$109,615.00

2. The City Council authorized Mayor Ed Hagnauer to execute Award of Bid at the June 16, 2015 Council Meeting since the next Council Meeting would not be until July 7, 2015.
3. Based on the above, we recommend the City Council concur with approval the award of the project to H & M Backhoe Services, Inc., in the amount of \$42,393.00.

SOO/dlr

TABULATION OF BIDS

Job No. 150208

CITY OF GRANITE CITY DRAINAGE IMPROVEMENTS

Page 1

Bid: Tuesday, June 23, 2015 @ 10:00 a.m.				Engineer's Estimate		H & M Backhoe Services, Inc.		Korte & Luitjohan Contractors, Inc.	
Item	Description	Unit	Qty	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1.)	2209 Cardinal Avenue Catch Basin Replacement	L. Sum	1	5,000.00	5000.00	4,225.00	4225.00	4,000.00	4000.00
2.)	2440 Grand Avenue Catch Basin Replacement	L. Sum	1	4,500.00	4500.00	4,125.00	4125.00	4,000.00	4000.00
3.)	27th & Iowa North Quad. Catch Basin Replacement	L. Sum	1	4,500.00	4500.00	4,225.00	4225.00	4,000.00	4000.00
4.)	3221 Wilshire Catch Basin Replacement	L. Sum	1	4,700.00	4700.00	4,150.00	4150.00	4,000.00	4000.00
5.)	3249 Willow Avenue Catch Basin Replacement	L. Sum	1	4,000.00	4000.00	5,295.00	5295.00	4,100.00	4100.00
6.)	Jill & Rodger North East Quad. Top Replacement	L. Sum	1	5,037.50	5037.50	2,955.00	2955.00	5,500.00	5500.00
7.)	Jill & Rodger North West Quad. Top Replacement	L. Sum	1	4,537.50	4537.50	2,955.00	2955.00	7,300.00	7300.00
8.)	2801 Cayuga St. Top Replacement	L. Sum	1	5,050.00	5050.00	6,118.00	6118.00	7,700.00	7700.00
9.)	Willow Ave Utility Easement French Drain	L. Sum	1	15,000.00	15000.00	4,859.00	4859.00	9,000.00	9000.00
10.)	Franklin & Miracle South East Corner	L. Sum	1	3,000.00	3000.00	3,486.00	3486.00	2,550.00	2550.00
TOTAL BASE BID					55,325.00		42,393.00		52,150.00

				Haier Plumbing & Heating, Inc.		Hayes Contracting, Inc.	
Item	Description	Unit	Qty	Unit Price	Amount	Unit Price	Amount
1.)	2209 Cardinal Avenue Catch Basin Replacement	L. Sum	1	7,500.00	7500.00	8,445.00	8445.00
2.)	2440 Grand Avenue Catch Basin Replacement	L. Sum	1	7,000.00	7000.00	7,160.00	7160.00
3.)	27th & Iowa North Quad. Catch Basin Replacement	L. Sum	1	7,100.00	7100.00	8,810.00	8810.00
4.)	3221 Wilshire Catch Basin Replacement	L. Sum	1	7,100.00	7100.00	7,265.00	7265.00
5.)	3249 Willow Avenue Catch Basin Replacement	L. Sum	1	6,800.00	6800.00	12,710.00	12710.00
6.)	Jill & Rodger North East Quad. Top Replacement	L. Sum	1	5,000.00	5000.00	7,275.00	7275.00
7.)	Jill & Rodger North West Quad. Top Replacement	L. Sum	1	5,000.00	5000.00	7,275.00	7275.00
8.)	2801 Cayuga St. Top Replacement	L. Sum	1	5,100.00	5100.00	9,305.00	9305.00
9.)	Willow Ave Utility Easement French Drain	L. Sum	1	6,800.00	6800.00	36,185.00	36185.00
10.)	Franklin & Miracle South East Corner	L. Sum	1	6,900.00	6900.00	5,185.00	5185.00
TOTAL BASE BID					64,300.00		109,615.00

RESOLUTION NO. _____

RESOLUTION TO AUTHORIZE THE OFFICE OF THE MAYOR
TO ACCEPT A BID FOR CYBER BREACH INSURANCE COVERAGE

WHEREAS, the City of Granite City is a Home Rule unit pursuant to Article VII, Section 6, of the Illinois State Constitution of 1970; and

WHEREAS, the Granite City City Council has been advised by the City's insurance broker that claims have increased nationwide in recent years, concerning allegations of breach of privacy, fraudulent acts, and identity theft, all relating to loss or interception of personal information in electronic databases; and

WHEREAS, 815 ILCS 530/10 et seq., imposes statutory obligations upon certain collectors of data that own personal information concerning Illinois residents, where there has been a breach of the security of the system data; and

WHEREAS, the Office of the Risk Manager has solicited bids for insurance coverage, to help protect the City against claims and risk of loss resulting from breach of security safeguards protecting the personal information of Illinois residents in City databases or data systems; and

WHEREAS, the Granite City City Council hereby finds that the bid of Great American Insurance to provide said insurance coverage, at the annual premium of \$6,692.00, constitutes the lowest responsible bid, and is submitted by Great American Insurance, the lowest responsible bidder.

NOW, THEREFORE, be it resolved by the City Council of the City of Granite City, Madison County, Illinois, that the Office of the Mayor is authorized to accept the attached bid of Great American Insurance for one years' insurance coverage for database and personal information security protection. Be it further hereby resolved that the Office of the Mayor is authorized to execute any contracts and other legal documents necessary to carry out the intent of this Resolution.

PASSED this _____ day of July, 2015.

APPROVED: _____
Mayor Edward Hagnauer

ATTEST: _____
City Clerk Judy Whitaker

City of Granite City, Illinois

Premiums Effective: 5/1/2015

Estimated Premium

Lines of Insurance	Annual Premiums	Surcharges Included
Media and Information Security Protection Policy	\$ 6,692	
Total	\$ 6,692	

Unless stated otherwise in the above terms and conditions our quote is per your last submitted application.

Quote Subjectivities

A completed Great American application.

Quotation assumes no prior losses.

Confirmation that the applicant is PCI compliant.

Quotation is based on annual revenue of \$45,000,000.

This is an admitted policy.

Limits of Insurance, General Terms and Conditions Effective: 5/1/2015

Media and Information Security Protection Policy

Insuring Agreements 1, 2, and 3 provide Claims-Made Coverage.

Coverage	Limit of Insurance	Deductible	Retroactive Date
Insuring Agreement 1 - Media Liability	\$1,000,000	\$25,000	5/1/2015
Insuring Agreement 2 - Security Breach Liability	\$1,000,000	\$25,000	5/1/2015
Insuring Agreement 3 - Programming Errors and Omissions Liability	No Coverage		
Insuring Agreement 4 - Replacement or Restoration of Electronic Data	\$1,000,000	\$25,000	
Insuring Agreement 5 - Extortion Threats	\$1,000,000	\$25,000	
Insuring Agreement 6 - Business Income and Extra Expense	\$1,000,000	\$25,000 24 Hours	
Insuring Agreement 7 - Public Relations Expense	\$1,000,000	\$25,000	
Insuring Agreement 8 - Security Breach Expense	\$1,000,000	\$25,000	
Policy Aggregate	\$1,000,000		

Media and Information Security Protection Policy Forms Effective: 5/1/2015

Forms

In Witness Clause	IL 72 68	09/09
Loss Prevention Services	EC 71 70	01/14
Media and Information Security Protection Policy Declarations	EC 72 33	01/14
Media and Information Security Protection Policy	EC 00 13	01/14
E-Commerce Bridge Endorsement	EC 71 05	01/14
Economic and Trade Sanctions Clause	IL 73 24	08/12
Cap on Losses from Certified Acts of Terrorism	EC 21 01	01/14
Disclosure Pursuant to Terrorism Risk Insurance Act	IL 09 85	01/15
Illinois Changes	EC 01 16	01/14
Illinois Changes - Cancellation and Nonrenewal	EC 02 47	01/14
Dishonest, Malicious or Fraudulent Acts Committed by Employees	EC 20 10	01/14
Unintentional Errors and Omissions	EC 20 11	01/14
Amend Territory Condition for Wrongful Acts or Suits	EC 20 03	01/14

ORDINANCE _____
ORDINANCE CORRECTING BY REFERENCE
TYPOGRAPHIC ERRORS IN ORDINANCE 8492

WHEREAS, City of Granite City Ordinance No. 8492, adopted June 16, 2015, contain typographic errors in ~~Section 3~~ and in the Exhibit A, and

WHEREAS, said Section 3 erroneously defines "Debt Service Reserve Requirement" as \$2,510,000 when the figure should recite \$215,000, and Exhibit A incorrectly recites rate of interest approved by the City Council, and

WHEREAS, said errors are not due to recalculation or change in the total project,

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANITE CITY AS FOLLOWS:

SECTION ONE: Ordinance 8492 of the City of Granite City is hereby corrected by reference for Section 3 thereof to read "\$251,000", and the Exhibit A to recite interest rate of 3.75%.

SECTION TWO: Ordinance 8492 of the City of Granite City adopted June 16, 2015 shall hereafter be corrected by reference as stated in Section One above. Attached to this Ordinance is a full and correct copy of Ordinance 8492. Clerk of the City shall note on Ordinance 8492 the corrections hereby adopted.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF GRANITE ON THIS _____ DAY OF JULY, 2015.

APPROVED BY THE MAYOR OF THE CITY OF GRANITE CITY ON THIS _____ DAY OF JULY, 2015.

ATTEST:

MAYOR

CLERK

83978

ORDINANCE NO. 8492

AN ORDINANCE amending the terms and provisions of Ordinance No. 8176 and the Revenue Bonds, Series 2009-B of the City of Granite City, Madison County, Illinois, relating to the Route 3 Corridor Industrial Park Conservation Area, authorizing the execution and delivery of certain documents in connection therewith, and related matters.

WHEREAS, the City of Granite City, Madison County, Illinois (the “City”) has a population in excess of 25,000, as determined by the last official census, and pursuant to the provisions of Section 6 of Article VII of the Constitution of the State of Illinois, the City is a home rule unit of government duly organized and validly existing under the Constitution and the laws of the State of Illinois, and may exercise any power or perform any function pertaining to its government and affairs including, but not limited to, the power to tax and to incur debt; and

WHEREAS, the City Council of the City (the “*Corporate Authorities*”) has heretofore caused to be prepared and approved a redevelopment plan, as supplemented and amended (the “*Redevelopment Plan*”), and a redevelopment project, as supplemented and amended (the “*Project*”), for an area within the City designated as an industrial park conservation area and known as the “*Route 3 Corridor Industrial Park Conservation Area*” (the “*Project Area*”), convened a joint review board, and given due notice of and held public hearings on the proposal to approve the Redevelopment Plan and the Project, to designate the Project Area and to adopt tax increment allocation financing therefor, all as provided for and pursuant to the Industrial Jobs Recovery Law of the State of Illinois, as supplemented and amended (the “*TIF Act*”); and

WHEREAS, the City has approved the Redevelopment Plan and the Project, has designated the Project Area, has adopted tax increment allocation financing for the Project Area, and has established a special tax allocation fund for the Project Area, all in accordance with the Illinois Municipal Code of the State of Illinois, as supplemented and amended (the “*Municipal Code*”), and the TIF Act; and

WHEREAS, the Corporate Authorities have previously determined that it was necessary and in the best interests of the City that the City issue tax increment allocation revenue bonds for the purpose of paying certain Project costs as itemized in the Redevelopment Plan which has been approved for the Project Area; and

WHEREAS, such approved Project costs included the enhancement of necessary infrastructure and related public improvements, including without limitation, the acquisition of real and personal property, site preparation, the construction of water and sewer improvements, the construction of street improvements and related costs; and

WHEREAS, the Corporate Authorities have previously determined that it was necessary and in the best interests of the City that a portion of the costs of the Project be paid, said costs including, but not limited to, the acquisition of real and personal property, site preparation, the construction of water and sewer improvements, the construction of street improvements and related costs, together with all appurtenances, land or interests in land, professional, engineering, legal, financial, banking, advisory and other related costs necessary therefor; and

WHEREAS, pursuant to the Constitution and the laws of the State of Illinois, and particularly the TIF Act, the City has previously issued its Revenue Bonds, Series 2009-B in the aggregate principal amount of \$3,805,000 (the "*Bonds*"), pursuant to an ordinance duly adopted by the Corporate Authorities on December 15, 2009 (the "*Ordinance*"), which Bonds are currently outstanding in the aggregate principal amount of \$2,600,000; and

WHEREAS, the Southwestern Illinois Development Authority (the "*Authority*"), purchased the Bonds, and all of the Bonds are currently held by UMB Bank, National Association, as depository (the "*Depository*"), on behalf of the Authority; and

WHEREAS, the Authority has notified the City of its intention to amend the revenue bonds issued by the Authority to purchase the Bonds, and has agreed that an amendment of the Bonds

to correspond to the amended bonds of the Authority will result in debt service savings to the City in each remaining bond year; and

WHEREAS, it is necessary, desirable and in the public interest of the City to amend the Bonds, as provided in this authorizing ordinance:

NOW, THEREFORE, Be It Ordained by the City Council of the City of Granite City, Madison County, Illinois, as follows:

Section 1. That it is the finding and declaration of the Corporate Authorities that the amendment of the Ordinance and the Bonds, as provided herein, will realize debt service savings in each bond year, and is therefore advantageous to the City, and therefore serves a valid public purpose, as set forth in the preamble hereto; that this authorizing ordinance is adopted pursuant to the Constitution and the laws of the State of Illinois, and more particularly the TIF Act; that, by the adoption of this authorizing ordinance, the amendment will constitute a “refunding” under the TIF Act; and that the words and terms as used in this authorizing ordinance shall have the meanings set forth in the Ordinance unless the context clearly indicates another or different meaning or intent.

Section 2. That from and after the execution and delivery of the amended Bonds, all references in the Ordinance and the Bonds to the aggregate principal amount of the Bonds (originally \$3,805,000) are hereby amended to read \$2,600,000.

Section 3. That the definition of “Debt Service Reserve Requirement” contained in Section 1 of the Ordinance is hereby amended to read as follows:

“Debt Service Reserve Requirement” means \$251,000.

Section 4. That Section 3(a) of the Ordinance and the Bonds are hereby amended to provide that the amended Bonds shall bear interest at the rate of three and three-quarters percent (3.75%) per annum from and after the date of delivery of the amended Bonds.

Section 5. That Section 4 of the Ordinance and the Bonds are hereby amended to provide that the amended Bonds shall be subject to redemption prior to maturity at the option of the City on any date on and after March 1, 2021 (originally March 1, 2014), at a redemption price equal to the principal amount thereof being redeemed plus accrued interest to the date fixed for redemption.

Section 6. That the City hereby confirms that the Ordinance adopted by the Corporate Authorities on December 15, 2009, shall otherwise apply to the amended Bonds, except as amended by this authorizing ordinance.

Section 7. That, except as amended by this authorizing ordinance, the Ordinance and the Bonds are hereby ratified, approved and confirmed, and shall remain in full force and effect, and from and after the execution and delivery of the amended Bonds shall be deemed to have been amended as herein set forth.

Section 8. That the Mayor and the City Clerk of the City be, and they are hereby, authorized, empowered and directed to cause to be prepared an issue of the amended Bonds of the City in an aggregate principal amount of \$2,600,000, in accordance with the terms of the Ordinance, as amended by this authorizing ordinance; that the amended Bonds shall be executed in the name of the City with the manual or facsimile signature of the Mayor of the City and attested by the manual or facsimile signature of the City Clerk of the City, and the official seal of the City may be affixed thereto or imprinted thereon, as provided in the Ordinance; and that the Mayor or the City Clerk of the City shall cause the amended Bonds, as so executed, to be delivered to the Bond registrar for authentication.

Section 9. That the form of the amended Bonds submitted to this meeting and appearing as *Exhibit A* attached hereto and made a part hereof subject to appropriate insertions and revisions in order to comply with the provisions of this authorizing ordinance be, and the

same are hereby, approved, and when the amended Bonds shall be executed on behalf of the City in the manner contemplated by this authorizing ordinance in an aggregate principal amount of \$2,870,000, they shall represent the approved form of the amended Bonds.

Section 10. That the Mayor or the City Clerk of the City be, and he is hereby, authorized, empowered and directed to issue and deliver to the Depository on behalf of the Authority amended Bonds in an aggregate principal amount of \$2,600,000, in exchange for the Bonds currently outstanding.

Section 11. That the Mayor, the City Clerk, the City Treasurer and the proper officers, officials, agents and employees of the City are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents and certificates as may be necessary to carry out and comply with the provisions of the amended Bonds, as executed, and to further the purposes and intent of this authorizing ordinance, including the preamble to this authorizing ordinance.

Section 12. That all acts of the officers, officials, agents and employees of the City heretofore or hereafter taken, which are in conformity with the purposes and intent of this authorizing ordinance and in furtherance of the authorization, issuance, sale and delivery of the amended Bonds, and the same hereby are, in all respects, ratified, confirmed and approved.

Section 13. That after the amended Bonds are delivered, this authorizing ordinance shall be and remain irrevocable until the amended Bonds and the interest thereon shall have been fully paid, cancelled and discharged.

Section 14. That the provisions of this authorizing ordinance are hereby declared to be separable, and if any section, phrase or provision of this authorizing ordinance shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions of this authorizing ordinance.

Section 15. That all ordinances, resolutions and orders, or parts thereof, in conflict with the provisions of this authorizing ordinance are, to the extent of such conflict, hereby superseded; and that this authorizing ordinance shall be in full force and effect upon its adoption and approval as provided by law.

Presented, passed, approved and recorded by the City Council of the City of Granite City,
Madison County, Illinois, this 16th day of June, 2015.

Approved:

Mayor

[SEAL]

Attest:

City Clerk

Ayes: Williams, Elliott, Pickerell, Petrillo, Davis, Schmidtke, McDowell, Thompson and
Jackstadt.

Nays: None.

Absent or Not Voting: Simpson.

EXHIBIT A

REGISTERED
No. R-2

REGISTERED
\$2,600,000

**UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTY OF MADISON
CITY OF GRANITE CITY**

**REVENUE BOND,
SERIES 2009-B**

Interest Rate: 3.75%	Maturity Date: March 1, 2022	Dated Date: December 29, 2009
----------------------	---------------------------------	----------------------------------

Registered Owner: UMB BANK, NATIONAL ASSOCIATION, AS DEPOSITORY FOR SOUTHWESTERN
ILLINOIS DEVELOPMENT AUTHORITY

Principal Amount: TWO MILLION SIX HUNDRED THOUSAND DOLLARS

KNOW ALL PERSONS BY THESE PRESENTS, that the City of Granite City, Madison County, Illinois (the "City"), a municipality and a home rule unit of government organized and existing under the Constitution and the laws of the State of Illinois, hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns as hereinafter provided, on the Maturity Date identified above, the Principal Amount identified above and to pay interest (computed on the basis of a 360-day year of twelve 30-day months) on such Principal Amount from the later of the Dated Date of this Bond identified above or from the most recent Interest Payment Date (as hereinafter defined) to which interest has been paid or duly provided for at the Interest Rate per annum identified above, such interest to be payable on March 1 and September 1 of each year, commencing on March 1, 2010 (the "*Interest Payment Dates*"), until the Principal Amount is paid or duly provided for, except as the hereinafter stated provisions for redemption prior to maturity may and shall become applicable to this Bond. The Principal Amount of this Bond and premium, if any, hereon are payable in lawful money of the United States of America upon presentation and surrender of this Bond at the principal corporate trust office of UMB Bank, National Association, as Trustee, bond registrar and paying agent, or any successor thereto (the "*Trustee*"). Payment of the interest hereon shall be made to the Registered Owner hereof, as shown on the registration books of the City maintained by the Trustee, at the close of business on the applicable Record Date, as defined in the Bond Ordinance hereinafter referred to, and shall be paid by check or draft of the Trustee, payable in lawful money of the United States of America, mailed to the address of such Registered Owner as it appears on such registration books or at such other address furnished in writing by such Registered Owner to the Trustee; *provided, however*, that the principal of, premium, if any, and interest on this Bond are payable by electronic transfer within the continental United States of America to (i) any owner of the Bonds, which is the owner of all Bonds outstanding, or (ii) any owner of the Bonds in an aggregate principal amount of at least \$500,000, if such owner shall have requested payment by such method in writing, and shall have provided the Trustee with an account number and other necessary information for such purpose on or before the fifteenth day of the calendar month immediately preceding the applicable payment date. If an Interest Payment Date is not a Business Day, as defined in the Bond Ordinance hereinafter referred to, at the place of payment, then payment may be made at that place on the next Business Day, and no interest shall accrue for the intervening period.

This Bond and each bond of the issue of which it forms a part in the aggregate principal amount of \$3,805,000 (the "*Bonds*"), are issued pursuant to Division 74.6 of Article 11 of the Illinois Municipal Code of the State of Illinois, and all laws amendatory thereof and supplemental thereto (the "*TIF Act*"), and specifically as supplemented by the Local Government Debt Reform Act of the State of Illinois, as supplemented and amended (together with the TIF Act, the "*Act*"), and the principal hereof and premium, if any, and interest hereon are payable solely from (i) the ad valorem taxes, if any, arising from the taxes levied upon taxable real property in the Route 3 Corridor Industrial Park Conservation Area established by the City in accordance with the provisions of the TIF Act (the "*Project Area*") by any and all taxing districts or municipal corporations having the power to tax real property in the Project Area, which taxes are attributable to the increase in the then current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Project Area over and above the initial equalized assessed value of each such piece of property, all as determined by the County Clerk of The County of Madison, Illinois, in accordance with the provisions of the TIF Act (the "*Incremental Property Taxes*"), some of which Incremental Property Taxes have been pledged to the payment of the principal of, premium, if any, and interest on the Bonds, as hereinafter defined, all as provided for in the Bond Ordinance hereinafter referred to (the "*Pledged Taxes*"), (ii) certain sales tax receipts derived from a portion of the Project Area, as more fully described in the Bond Ordinance (the "*Pledged Revenues*"), and (iii) the amounts on deposit in and pledged to certain funds and accounts of the Special Tax Allocation Fund for the Project Area (the "*Special Tax Allocation Fund*") heretofore established by the City in connection with the designation of the Project Area and held by the Trustee in trust for the owners of the Bonds (as hereinafter defined) (except as otherwise provided in the Bond Ordinance). The Incremental Property Taxes pledged to the payment of the Bonds constitute the "*Pledged Taxes*" under the hereinafter defined Bond Ordinance. The Bonds are being issued for the purposes of financing a portion of certain costs of a redevelopment project in the Project Area, to fund a debt service reserve fund for the Bonds, to pay interest on the Bonds during the acquisition and construction of the 2009 TIF Project (as defined in the Bond Ordinance hereinafter referred to) and to pay the costs of issuance of the Bonds, all as more fully described in proceedings adopted by the City Council of the City (the "*Corporate Authorities*"), pursuant to the Act, and in an ordinance adopted by the Corporate Authorities on December 15, 2009, and authorizing the issuance of the Bonds (the "*Bond Ordinance*"), to all the provisions of which the Registered Owner hereof assents by the acceptance of this Bond. The Bonds are special, limited obligations of the City, payable solely from the Pledged Taxes, the Pledged Revenues and the amounts on deposit in and pledged to certain funds and accounts of the Special Tax Allocation Fund and the Pledged Revenues Fund (2009), all as provided in the Bond Ordinance. For the prompt payment of this Bond at maturity the Pledged Taxes and the Pledged Revenues are hereby irrevocably pledged, as provided in the Bond Ordinance. THE BONDS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE CITY WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION OR LIMITATION. NO OWNER OF THIS BOND SHALL HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY TAXING POWER OF THE CITY FOR PAYMENT OF THE PRINCIPAL OF, OR PREMIUM, IF ANY, OR INTEREST ON THIS BOND.

Under the Act and the Bond Ordinance, the Pledged Taxes shall be transferred to the Trustee by the City and deposited in certain funds and accounts in the Special Tax Allocation Fund held by the Trustee under the Bond Ordinance, and the Pledged Revenues shall be deposited in the Pledged Revenues Fund (2009), and may be transferred to and deposited in certain funds and accounts in the Special Tax Allocation Fund held by the Trustee in accordance with the Bond Ordinance. Moneys on deposit in said funds and accounts and the Special Tax Allocation Fund shall be used first and are pledged for paying the principal of, premium, if any, and interest on the Bonds.

This Bond is transferable by the Registered Owner hereof in person or by his attorney duly authorized in writing at the principal corporate trust office of the Trustee in Kansas City, Missouri, but only in the manner, subject to the limitations and upon payment of the charges provided in the Bond Ordinance, and upon surrender and cancellation of this Bond. Upon such transfer a new Bond or Bonds of authorized denominations of the same series, maturity and interest rate and for the same aggregate principal amount will be issued to the transferee in exchange for this Bond.

The Bonds are issued in fully registered form in authorized denominations of \$5,000 or integral multiples thereof. This Bond may be exchanged at the principal corporate trust office of the Trustee upon the terms set forth in the Bond Ordinance.

The City and the Trustee may deem and treat the Registered Owner hereof as the absolute owner hereof for the purpose of receiving payment of or on account of principal hereof, premium, if any, or interest due hereon and for all other purposes and neither the City nor the Trustee shall be affected by any notice to the contrary.

The Bonds are subject to redemption prior to maturity at the option of the City as a whole, or in part (less than all of the Bonds of a single maturity to be selected by the Trustee as provided in the Bond Ordinance), on any date on or after March 1, 2021, at a redemption price of 100% of the principal amount thereof being redeemed, plus accrued interest to the date fixed for redemption.

The Bonds are subject to mandatory sinking fund redemption in part (less than all of the Bonds of a single maturity to be selected by the Registrar as provided in the Bond Ordinance), on March 1 of the years and in the respective aggregate principal amounts, at a redemption price of 100% of the principal amount thereof being redeemed (unless any such principal amount shall have been reduced as provided below and in the Bond Ordinance by reason of the earlier redemption of such Bonds), as follows:

YEAR	PRINCIPAL AMOUNT
2012	\$195,000
2013	220,000
2014	245,000
2015	275,000
2016	305,000
2017	340,000
2018	375,000
2019	415,000
2020	460,000
2021	435,000

If the Bonds shall have been called for redemption in part from a source other than from a mandatory sinking fund installment, then the amount of the remaining annual sinking fund installments (including the final maturity amount) shall be reduced in the manner provided in the Bond Ordinance.

Unless waived by the registered owner of Bonds to be redeemed, notice of any such redemption shall be given by the Trustee on behalf of the City by mailing the redemption notice by first class mail,

postage prepaid, not less than thirty (30) days and not more than sixty (60) days prior to the date fixed for redemption to each registered owner of the Bond or Bonds to be redeemed at the address shown on the registration books maintained by the Trustee or at such other address as is furnished in writing by such registered owner to the Trustee. Such notice of redemption may be conditional as provided in the Bond Ordinance. Neither the failure to mail such redemption notice, nor any defect in any notice so mailed, to any particular registered owner of a Bond, shall affect the sufficiency of such notice with respect to other registered owners. Notice having been properly given, failure of a registered owner of a Bond to receive such notice shall not be deemed to invalidate, limit or delay the effect of the notice or redemption action described in such notice. Such notice may be waived in writing by a registered owner of a Bond entitled to receive such notice, either before or after the event, and such waiver shall be the equivalent of such notice. Notice of redemption having been given as aforesaid, the Bonds or portions of Bonds so to be redeemed shall, on the date fixed for redemption, become due and payable at the redemption price therein specified, and from and after such date (unless the City shall default in the payment of the redemption price) such Bonds or portions of Bonds shall cease to accrue interest. Upon surrender of such Bonds for redemption in accordance with said notice, such Bonds shall be paid by the Trustee at the redemption price. The procedure for the payment of interest due on or prior to the date fixed for redemption shall be as herein provided for the payment of interest otherwise due. Upon surrender for any partial redemption of any Bond, there shall be prepared for the Registered Owner a new Bond or Bonds of like tenor, of authorized denominations, of the same series, maturity and interest rate, in the amount of the unpaid principal thereof.

The rights and obligations of the City and of the registered owners of the Bonds may be modified or amended at any time with the consent of the City and of the owners of not less than two-thirds in aggregate principal amount of the outstanding Bonds in the manner, to the extent, and upon the terms provided in the Bond Ordinance; *provided*, that no such modification or amendment shall extend the maturity of or reduce the interest rate on or otherwise alter or impair the obligation of the City to pay the principal hereof and the interest hereon on the dates, at the place, at the rate and in the currency provided herein without the express consent of the Registered Owner of this Bond, or permit the creation of a preference or priority of any Bond or Bonds over any other Bond or Bonds, or reduce the percentage of Bonds required for the affirmative vote or written consent to an amendment or modification, all as more fully set forth in the Bond Ordinance.

It is hereby certified and recited that all conditions, acts and things required by law to exist or to be done precedent to and in the issuance of this Bond did exist, have happened, been done and performed in regular and due form and time as required by law, and the City hereby covenants and agrees that it has made provision for the segregation of the Pledged Taxes and the Pledged Revenues and that it will properly account for said Pledged Taxes and the Pledged Revenues, and will comply with all the covenants of and maintain the funds and accounts as provided by the Bond Ordinance.

This Bond shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been signed by the Trustee.

IN WITNESS WHEREOF, the City of Granite City, Madison County, Illinois, by its City Council, has caused this Bond to be signed by the manual or duly authorized facsimile signatures of its Mayor and attested by its City Clerk, and its official seal or a facsimile thereof to be impressed or reproduced hereon, all as appearing hereon and as of the Dated Date identified above.

(SEAL)

City Clerk

Mayor

Date of Authentication: July 1, 2015

CERTIFICATE
OF
AUTHENTICATION

Trustee, Bond Registrar and Paying Agent:
UMB Bank, National Association,
Kansas City, Missouri

This Bond is one of the Bonds described in the within mentioned Bond Ordinance and is one of the Revenue Bonds, Series 2009-B, of the City of Granite City, Madison County, Illinois.

UMB Bank, National Association, as Trustee

By _____
Authorized Agent

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	—	as tenants in common	UNIF GIFT/TRANS MIN ACT- _____ Custodian _____
TEN ENT	—	as tenants by the entirety	(Cust) _____ (Minor) _____
JT TEN	—	as joint tenants with right of survivorship and not as tenants in common	under Uniform Gifts/Transfers to Minors Act _____ (State)

Additional abbreviations may also be used though not listed above.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto _____

(Name and Address of Assignee)

the within Bond and does hereby irrevocably constitute and appoint _____, as attorney to transfer the said Bond on the books kept for registration thereof with full power of substitution in the premises.

Dated: _____

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

Signature guaranteed: _____

NOTICE: Signature(s) must be guaranteed by an "eligible guarantor institution" meeting the requirements of the Trustee, which requirements include membership or participation in STAMP or such other "signature guaranty program" as may be determined by the Trustee in addition to or in substitution for STAMP, all in accordance with the Securities Exchange Act of 1934, as amended.

REDEVELOPMENT AGREEMENT

This Agreement is entered into on the date and by execution shown hereafter, by and between the City of Granite City, Illinois, an Illinois Municipal Corporation, (hereinafter referred to as the "City") and Fort Gondo Inc. (hereinafter referred to as the "Owner").

PREAMBLES

WHEREAS, the Owner owns the following described real estate (the "Property") located in the City of Granite City, Madison County, Illinois Tax Increment Financing ("TIF") Downtown Redevelopment Project Area (also referred to as the "Downtown TIF District"), to wit:

[SEE EXHIBIT A - LEGAL DESCRIPTION]

Madison County PIN Number: **22-2-19-24-12-202-006.**

Property Address: 1900 State St. Granite City, Illinois 62040

and

WHEREAS, the City wishes to encourage the Owner to make improvements to the building façade, comply with current building codes, and make other building repairs and/or remodeling of the building located on the above described property and costing approximately \$10,000.00, as said project and detailed costs have been preapproved by the City Council,(the "Project"); and

WHEREAS, The Owner has demonstrated to the satisfaction of the City that, by reason of the work required on the property, the Project cannot be accomplished except at substantial extraordinary expense to The Owner; and

WHEREAS, It is the desire of the Owner to repair and rehabilitate the subject property under the City's grant of authority pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4, et seq. (the "Act"); and

WHEREAS, the City is authorized under the provisions of the Act to reimburse the Owner for certain redevelopment project costs in connection with redevelopment and other improvements within Downtown TIF District; and

WHEREAS, financing private building repair and rehabilitation is consistent with the objectives of the TIF Redevelopment Plan adopted for the Downtown Redevelopment Project Area, as amended by Ordinance No. 8005, adopted March 5, 2007.

NOW, THEREFORE, in consideration of the premises and agreements set forth below, the parties, for and in consideration of the representations relative to the proposed improvements of said real property owned by the Owner, hereby agree as follows:

Section 1. The Parties agree that all of the recitals contained in the Preambles to this Agreement are true and correct, and said recitals are hereby incorporated into the Agreement as though they were fully set forth in this Section 1.

Section 2. That the Owner shall promptly proceed with Project as fully described on Exhibit B attached, investing approximately \$10,000.00, or more in said Project. All City Building Codes and laws of the State of Illinois shall be complied with by the Owner.

Section 3. Upon completion of the Project and providing evidence of TIF eligible costs incurred and paid, the City will pay to the Owner a TIF Grant in the amount of \$10,000.00., subject to the following conditions:

- a. That this Agreement and the funds to be paid out accordingly, shall expire at the end of 12 months from the date of execution of this Agreement, or when the maximum amount stated above has been reimbursed to the Owner, or upon expiration of the Downtown TIF District, whichever occurs first.
- c. That the completed Project complies with the plans preapproved by the City and has been inspected by the City Building Department for compliance.

- d. That the Owner will be reimbursed with TIF Grant proceeds for only building renovation, repair or remodeling costs incurred pre-approved by the City Council. City will not be obligated hereunder to distribute or expend funds for the Project except for the sole purpose of reimbursement to the Owner for Owner's payments of eligible costs, and not otherwise including payment of the City's current prevailing wage ordinance. No reimbursement shall be made for the Owner's, or Owner's family or employee labor, nor for unlicensed contractors.
- e. That the Owner shall submit to the Economic Development Director a written statement in the form attached to this Agreement as Exhibit C ("Request for Reimbursement") setting forth the amount of reimbursement requested and the specific redevelopment project costs for which reimbursement is being sought. Each request for reimbursement shall be accompanied by such bills, invoices, lien waivers, proof of payment, or other evidence as the City shall reasonably require documenting the right of the Owner to be reimbursed under this Agreement. The Economic Development Director shall have twenty (20) days after receipt of any request for reimbursement from the Owner to forward said request to the City Council for approval or disapproval at their next regularly scheduled meeting. If the Council disapproves the request in its entirety or specific expenditure items, it shall provide to the Owner an explanation as to why such request was disapproved; provided, that the only reasons for disapproval of any expenditure for which reimbursement is sought shall be that such expenditure has not already been paid by the Owner, and/or is not considered to be eligible because such expenditure was not for building renovation, repair or remodeling costs that were approved by the City Council, or because they do not comply with the terms of this Agreement.

Section 4. THE CITY'S OBLIGATIONS TO REIMBURSE THE OWNER UNDER THIS AGREEMENT IS A LIMITED OBLIGATION PAYABLE SOLELY FROM THE APPROPRIATED INCREMENTAL TAXES FOR THIS PROJECT GENERATED WITHIN THE DOWNTOWN REDEVELOPMENT PROJECT

AREA, AND SHALL NOT BE A GENERAL OBLIGATION OF THE CITY OR SECURED BY THE FULL FAITH AND CREDIT OF THE CITY.

Section 6: The City's agreement to reimburse eligible costs of the Owner's Project under the terms of this Agreement is not, and shall not be, construed as a joint venture, principal-agent, or employer-employee relationship between the City and Owner, as Owner's decision to adopt the Project, and cause it to be completed, is solely an independent act of the Owner, and not otherwise. This agreement shall not be construed as a third party beneficiary agreement, nor intend a benefit for any party not a signatory to this Agreement.

Section 7. The Owner shall indemnify and hold harmless the City, its agents, officers and employees against all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, costs and expenses (including any liabilities, judgments, costs and expenses and reasonable attorneys' fees) which may arise directly or indirectly from (i) the failure of the Owner or any contractor, subcontractor or agent or employee thereof to timely pay any contractor, subcontractor, laborer or materialman; (ii) from any default or breach of the terms of this Agreement by the Owner; or (iii) from any negligence or reckless or willful misconduct of the Owner or any contractor, subcontractor or agent or employee thereof (so long as such contractor, subcontractor or agent or employee is hired by the Owner). The Owner shall, at his own cost and expense, appear, defend and pay all charges of attorneys, costs and other expenses arising there from or incurred in connection therewith. If any judgment shall be rendered against the City, its agents, officers, officials or employees in any such action, the Owner shall, at his own expense, satisfy and discharge the same. This paragraph shall not apply, and the Owner shall have no obligation whatsoever, with respect to any acts of negligence or reckless or willful misconduct on the part of the City or any of its officers, agents, employees or contractors.

In no way limiting the foregoing, the Owner shall also indemnify and hold harmless the City, its agents, officers and employees against all damages, claims, suits, liabilities, judgments, fines, penalties, costs and expenses (including reasonable attorneys' fees) which may arise directly or indirectly from any violation of the Illinois Prevailing wage Act, 820 ILCS 130/0.01, et seq., in connection with the Project.

Section 8. This Agreement may not be assigned by the Owner.

Section 9. All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the party or an officer, agent or attorney of the party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

To the Owner:

Fort Gondo Inc
1822 State St.
Granite City, IL. 62040

To the City:

Attention: Economic Development Director
City of Granite City
2000 Edison Avenue
Granite City, IL 62040

-continued on following page -

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be
executed individually or by their duly authorized officers on this ____ day of _____,
201_.

CITY OF GRANITE CITY, ILLINOIS:

Ed Hagnauer, Mayor

ATTEST:

Judy Whitaker, City Clerk

OWNER (Property Owner):

BY: _____

Exhibit A
Legal Description of Property

Attached



Treasurer's Office

(618) 692-6260

Monday - Friday

8:30 AM - 4:30 PM

157 N. Main St. Ste. 125

PO Box 729

Edwardsville, IL 62025

Property 1 of 2

Start a New Search
Go to the Treasurer Website
Go to the County Website

View:

Assessments
Billing and Collection
Exemptions
Farmland
Genealogy
Legal Description
Names
Sales History
Site Addresses
Tax Bill
Taxing Bodies

Parcel GIS Information

Print:

Current Page
Full Report

Tax Year 2014 ▼	Tax Code 884 - #9 G CTY & PARK; GR CITY TIF 1	Images/Sketches not available
Township 22-GRANITE CITY	Neighborhood 22 - 0V16	
Property Class 0090-TAX EXEMPT	Land Use 0120-Religious	
Tax Status Exempt	Lot Size	
Net Taxable Value	Tax Rate	Total Tax \$0.00
Site Address 1900 STATE ST GRANITE CITY, IL 62040	Owner Name and Address JESUS PLACE MISSION 1900 STATE ST GRANITE CITY, IL 62040	Mailing Name and Address JESUS PLACE MISSION 1900 STATE ST GRANITE CITY, IL 62040
Legal Description ORIGINAL PLAT OF GRANITE CITY W 80' LT 24 & A STRIP 3'X50' OF LOT 23		

Your Payment(s) Will Appear Online in 7 to 10 Business Days.

Instalment	Date Due	Date Paid	Tax Billed	Penalty	Cost	Drainage	Total Billed	Amount Paid	Amount Due
First	07/09/2015		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Second	09/09/2015		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Third	10/09/2015		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fourth	12/09/2015		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

The Madison County Treasurer makes every effort to produce and publish the most current and accurate information possible. The information maintained on this website should not be relied upon for any purposes except for those of the Madison County Treasurer and his staff. The Treasurer's Office accepts no responsibility for the consequences of the inappropriate use or the interpretation of data. No warranties, expressed or implied, are provided for data herein. By proceeding with a property search you are stating that the notice has been read and that you understand and agree with its contents.





Treasurer's Office

(618) 692-6260

Monday - Friday

8:30 AM - 4:30 PM

157 N. Main St. Ste. 125

PO Box 729

Edwardsville, IL 62025

Property 2 of 2

Start a New Search
Go to the Treasurer Website
Go to the County Website

View:

Assessments
Billing and Collection
Exemptions
Farmland
Genealogy
Legal Description
Names
Sales History
Site Addresses
Tax Bill
Taxing Bodies

Parcel GIS Information

Print:

Current Page
Full Report

Tax Year 2014 ▼	Tax Code 884 - #9 G CTY & PARK; GR CITY TIF 1	Images/Sketches not available
Township 22-GRANITE CITY	Neighborhood 22 - CV09	
Property Class 0060-IMPROVED COMMERCIAL	Land Use 0380-Miscellaneous - Commercial	
Tax Status Taxable	Lot Size	
Net Taxable Value 6,120	Tax Rate 9.720700	Total Tax \$594.92
Site Address 1900 STATE ST GRANITE CITY, IL 62040	Owner Name and Address JESUS PLACE MISSION 1900 STATE ST PO BOX 1500 GRANITE CITY, IL 62040	Mailing Name and Address JESUS PLACE MISSION 1900 STATE ST PO BOX 1500 GRANITE CITY, IL 62040
Legal Description ORIGINAL PLAT OF GRANITE CITY PT LOTS 23 & 24		

Your Payment(s) Will Appear Online in 7 to 10 Business Days.

Payments

Instalment	Date Due	Date Paid	Tax Billed	Penalty	Cost	Drainage	Total Billed	Amount Paid	Amount Due
First	07/09/2015		\$148.73	\$0.00	\$0.00	\$0.00	\$148.73	\$0.00	\$148.73
Second	09/09/2015		\$148.73	\$0.00	\$0.00	\$0.00	\$148.73	\$0.00	\$148.73
Third	10/09/2015		\$148.73	\$0.00	\$0.00	\$0.00	\$148.73	\$0.00	\$148.73
Fourth	12/09/2015		\$148.73	\$0.00	\$0.00	\$0.00	\$148.73	\$0.00	\$148.73
Total			\$594.92	\$0.00	\$0.00	\$0.00	\$594.92	\$0.00	\$594.92

The Madison County Treasurer makes every effort to produce and publish the most current and accurate information possible. The information maintained on this website should not be relied upon for any purposes except for those of the Madison County Treasurer and his staff. The Treasurer's Office accepts no responsibility for the consequences of the inappropriate use or the interpretation of data. No warranties, expressed or implied, are provided for data herein. By proceeding with a property search you are stating that the notice has been read and that you understand and agree with its contents.



W3C CSS ✓

W3C WAI-AAA WCAG 1.0



loading

Exhibit B
Project Detail

Describe in Detail the Project to be constructed to the above real estate , or attach a full detail to this Agreement.

TIF Grant Award Summary

<u>Improvement:</u>	<u>Requested Amount:</u>	<u>Amount</u>
<u>Awarded:</u>		
Roof Repair	<u>\$10,000.00,</u>	<u>\$10,000.00,</u>
Total	<u>\$10,000.00,</u>	<u>\$10,000.00,</u>

Project Description:

Attached

City of Granite City Downtown TIF Grant Program Application

Applications must be reviewed and a redevelopment agreement approved before the project begins. Reimbursement of costs for work completed prior to execution of a written agreement will not be made. If there is a significant change in the scope of the project after the application has been approved, the applicant must re-apply with the scope of the new project.

Please submit application to: Jonathan Ferry
Economic Development Director
Granite City, Illinois
City Hall
2000 Edison Avenue
Granite City, IL 62040
618.452.6213

Applicant Name: Galen Gondolfi Business Name: Fort Gondo, Inc.
Applicant Mailing Address: 1822 State St., Granite City, IL 62040
Applicant Phone Number: 314-565-2223 Email: fortgondo@gmail.com
Federal Employer Identification Number (FEIN): 46-1071443

Type of Business Entity:

☐ Individual ☒ Corporation ☐ Partnership ☐ Other: SOLIC 3

I am applying for a \$ 10,000 Reimbursement Grant

Project Category (check those that apply):

- ☐ Façade restoration
☒ ADA, life safety and other building code compliance related improvements
☒ Other permanent building improvements

Building Name (if applicable): former Jesus' Place MISSION

Building Address: 1900 State St., Granite City, IL 62040

How is the title held to the property?

☐ Individual ☒ Corporation ☐ Land Trust

☐ Partnership ☐ Limited Liability Company ☒ Other: 501 (c) 3

1. Name(s) of property owner(s): Fort Gondo, Inc.
(All beneficial owners of a Land Trust, members of a Limited Liability Company and partners in a partnership must be listed.)

Owner(s) phone number: 314-565-2223

If the applicant is not the same as the current owner, explain:

2. Building Data:

Building square footage: 11,400

Number of floors in building: 3

Approximate year constructed 1899

* Most Recent
Real Estate Taxes Paid: 2014

Year Paid - 2014 → Paid by
Jesus-
Place Mission

3. Current Use:

Vacant, in the process of being cleaned out.

4. General Project Description and Proposed Use:

Building suffers from significant roof leaks. Proposal is to salvage most of current roof, replacing damaged section with skylight approved material. This will allow natural sun light to further illuminate third floor - former ballroom. The building will house art studios, exhibition and performance space and possibly an incubator or makers space.

→ Note: Building gifted to Fort Gondo, Inc. in March, 2015.

2 of 4

Fort Gondo, Inc. is responsible for all outstanding taxes, and taxes going forward.

5. Identify existing or proposed tenants of the building. Indicate whether leases have been negotiated and provide the status of any such negotiations.

Fort Gondo, Inc. acquired the property through a gifting process from Jesus' Place Mission in late March 2015. Fort Gondo is confident as it relates to full occupancy of the property once code-related issues have been resolved.

6. Who will own the property?

Fort Gondo, Inc.

7. Provide an estimate of the total number of jobs to be created or retained by the proposed project:

a. Present Number of Employees Full Time 2 Part Time 3

b. Anticipated Number of Employees Full Time 2 Part Time 5

8. Total Estimated Project Costs: \$ 10,500 ^{→ material costs (see attached)} (attached a detailed cost estimate

breakdown prepared by a licensed architect, engineer or contractor) Please see attached for breakdown of material costs. Labor estimate is \$12,000. Total budget = \$22,500

9. Sources and Uses of Funds

Project Component	TIF Grant	Bank Loan	Owner Equity	Other
Facade Improvements	\$	\$	\$	\$
ADA, Life Safety and other Building Code Related Improvements	\$10,000	\$10,000	\$2,500	\$
Other Permanent Building Improvements				
Total	\$	\$	\$	\$

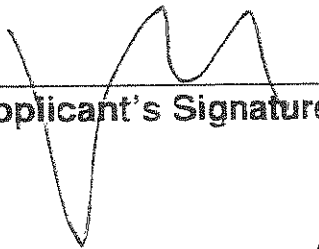
through Jesus' PLACE PETERSEY Grant
Rivers Community Capital

10. Provide evidence that the Applicant possesses the financial ability to complete the proposed project (attach any loan commitment documents and/or evidence of available equity).

Fort Gondo, Inc. has received and will continue to receive
partnership financing from Justine PETERSEN and Justine
PETERSEN'S COFI - Grant Buys Community Capital. Fort
Gondo will receive comprehensive financing through a JP umbrella that

The undersigned has applied for a TIF Grant and the proceeds of such grant used in connection with the project described herein. The applicant agrees to abide by all City of Granite City codes and ordinances and comply with the guidelines and recommendations of the Historical & Architectural Review Commission. The applicant agrees to furnish information listed as application attachments and any additional information to the City as needed to review and consider this request.

By execution of this application, Applicant acknowledges and consents for the City to conduct any and all credit history checks it deems necessary and appropriate.


Applicant's Signature

President of Board
Title

4/30/15
Date

(Applicant - do not write below this line)

Date Application Received: _____ Staff Signature _____

Recommendation of TIF Grant Review Committee:

Grant Amount: \$ _____

Remarks: _____

Date: _____

Secures
Financing
from IFF
(formerly
the Illinois
Futures
Fund)
JP is
a COFI
partner
with IFF.

This financing
package
will include
redevelopment
dollars for
four different
buildings on
the 1800 of
1900 blocks
of State St.
Fort Gondo

EXHIBIT C

Form of Request for Reimbursement

REQUEST FOR REIMBURSEMENT

(DATE)

City of Granite City
2000 Edison Avenue
Granite City, IL 62040

Attention: Economic Development Director

RE: Redevelopment Agreement, dated _____, 20____,
by and between the City of Granite City, Illinois, and
_____ (the "Owner")

Dear _____:

You are requested to disburse funds from the Special Tax Allocation Fund pursuant to Section 3 of the Redevelopment Agreement described above in the amount(s), to the person(s) and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. PAYMENT DUE TO: _____
2. AMOUNT TO BE DISBURSED: _____
3. The amount requested to be disbursed pursuant to this Request for Reimbursement is to reimburse the Owner for those approved building renovation, repair and/or rehabilitation costs described in the Redevelopment Agreement between the party signed below and the City.
4. The undersigned certifies that:
 - (i) The amounts included in line 2 above were made, incurred and paid for and were necessary for the completion of the Project and were made or incurred in accordance with the Redevelopment Agreement.
 - (ii) The expenditures for which amounts are requisitioned represent proper redevelopment project costs as described in Section 3(d) of the Redevelopment

Agreement, have not been included in any previous Request for Reimbursement, have been properly recorded on the Owner's books and are set forth in Schedule 1, with paid invoices or other documented evidence attached for all sums for which reimbursement is requested;

- (iii) The amount of Redevelopment Project Costs to be reimbursed in accordance with this Request for Reimbursement, together with all amounts reimbursed to the Owner pursuant to Section 3 of the Redevelopment Agreement is not in excess of \$10,000.00.
 - (iv) The Owner is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Owner that would prevent the performance of its obligations under the Redevelopment Agreement.
 - (v) All costs of labor included in this Request have met the requirements of the prevailing wage ordinance of the City of Granite City presently in effect
6. Attached to this Request for Reimbursement is Schedule 1 itemizing the eligible costs to be reimbursed, together with copies of paid invoices or other evidence of cost incurred for which reimbursement is being requested.
7. The undersigned certifies that the terms of the Redevelopment Agreement have been fully complied with.

Submitted by: _____
Signature

Name (typed)

Title

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS ____ DAY OF _____, 2015.

Notary Public

APPROVED BY CITY COUNCIL:Date:

REDEVELOPMENT AGREEMENT

This Agreement is entered into on the date and by execution shown hereafter, by and between the City of Granite City, Illinois, an Illinois Municipal Corporation, (hereinafter referred to as the “City”) and Snelson Collision Repair (hereinafter referred to as the “Owner”).

PREAMBLES

WHEREAS, the Owner owns the following described real estate (the “Property”) located in the City of Granite City, Madison County, Illinois Tax Increment Financing (“TIF”) Downtown Redevelopment Project Area (also referred to as the “Downtown TIF District”), to wit:

[SEE EXHIBIT A - LEGAL DESCRIPTION]

Madison County PIN Number: **22-2-19-24-12-203-002**.

Property Address: 1822 Grand Ave. Granite City, Illinois 62040

and

WHEREAS, the City wishes to encourage the Owner to make improvements to the building façade, comply with current building codes, and make other building repairs and/or remodeling of the building located on the above described property and costing approximately \$9727.50, as said project and detailed costs have been preapproved by the City Council, (the “Project”); and

WHEREAS, The Owner has demonstrated to the satisfaction of the City that, by reason of the work required on the property, the Project cannot be accomplished except at substantial extraordinary expense to The Owner; and

WHEREAS, It is the desire of the Owner to repair and rehabilitate the subject property under the City’s grant of authority pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4, et seq. (the “Act”); and

WHEREAS, the City is authorized under the provisions of the Act to reimburse the Owner for certain redevelopment project costs in connection with redevelopment and other improvements within Downtown TIF District; and

WHEREAS, financing private building repair and rehabilitation is consistent with the objectives of the TIF Redevelopment Plan adopted for the Downtown Redevelopment Project Area, as amended by Ordinance No. 8005, adopted March 5, 2007.

NOW, THEREFORE, in consideration of the premises and agreements set forth below, the parties, for and in consideration of the representations relative to the proposed improvements of said real property owned by the Owner, hereby agree as follows:

Section 1. The Parties agree that all of the recitals contained in the Preambles to this Agreement are true and correct, and said recitals are hereby incorporated into the Agreement as though they were fully set forth in this Section 1.

Section 2. That the Owner shall promptly proceed with Project as fully described on Exhibit B attached, investing approximately \$9727.50, or more in said Project. All City Building Codes and laws of the State of Illinois shall be complied with by the Owner.

Section 3. Upon completion of the Project and providing evidence of TIF eligible costs incurred and paid, the City will pay to the Owner a TIF Grant in the amount of \$9727.50, subject to the following conditions:

- a. That this Agreement and the funds to be paid out accordingly, shall expire at the end of 12 months from the date of execution of this Agreement, or when the maximum amount stated above has been reimbursed to the Owner, or upon expiration of the Downtown TIF District, whichever occurs first.
- c. That the completed Project complies with the plans preapproved by the City and has been inspected by the City Building Department for compliance.

- d. That the Owner will be reimbursed with TIF Grant proceeds for only building renovation, repair or remodeling costs incurred pre-approved by the City Council. City will not be obligated hereunder to distribute or expend funds for the Project except for the sole purpose of reimbursement to the Owner for Owner's payments of eligible costs, and not otherwise including payment of the City's current prevailing wage ordinance. No reimbursement shall be made for the Owner's, or Owner's family or employee labor, nor for unlicensed contractors.

- e. That the Owner shall submit to the Economic Development Director a written statement in the form attached to this Agreement as Exhibit C ("Request for Reimbursement") setting forth the amount of reimbursement requested and the specific redevelopment project costs for which reimbursement is being sought. Each request for reimbursement shall be accompanied by such bills, invoices, lien waivers, proof of payment, or other evidence as the City shall reasonably require documenting the right of the Owner to be reimbursed under this Agreement. The Economic Development Director shall have twenty (20) days after receipt of any request for reimbursement from the Owner to forward said request to the City Council for approval or disapproval at their next regularly scheduled meeting. If the Council disapproves the request in its entirety or specific expenditure items, it shall provide to the Owner an explanation as to why such request was disapproved; provided, that the only reasons for disapproval of any expenditure for which reimbursement is sought shall be that such expenditure has not already been paid by the Owner, and/or is not considered to be eligible because such expenditure was not for building renovation, repair or remodeling costs that were approved by the City Council, or because they do not comply with the terms of this Agreement.

Section 4. THE CITY'S OBLIGATIONS TO REIMBURSE THE OWNER UNDER THIS AGREEMENT IS A LIMITED OBLIGATION PAYABLE SOLELY FROM THE APPROPRIATED INCREMENTAL TAXES FOR THIS PROJECT GENERATED WITHIN THE DOWNTOWN REDEVELOPMENT PROJECT

AREA, AND SHALL NOT BE A GENERAL OBLIGATION OF THE CITY OR SECURED BY THE FULL FAITH AND CREDIT OF THE CITY.

Section 6: The City's agreement to reimburse eligible costs of the Owner's Project under the terms of this Agreement is not, and shall not be, construed as a joint venture, principal-agent, or employer-employee relationship between the City and Owner, as Owner's decision to adopt the Project, and cause it to be completed, is solely an independent act of the Owner, and not otherwise. This agreement shall not be construed as a third party beneficiary agreement, nor intend a benefit for any party not a signatory to this Agreement.

Section 7. The Owner shall indemnify and hold harmless the City, its agents, officers and employees against all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, costs and expenses (including any liabilities, judgments, costs and expenses and reasonable attorneys' fees) which may arise directly or indirectly from (i) the failure of the Owner or any contractor, subcontractor or agent or employee thereof to timely pay any contractor, subcontractor, laborer or materialman; (ii) from any default or breach of the terms of this Agreement by the Owner; or (iii) from any negligence or reckless or willful misconduct of the Owner or any contractor, subcontractor or agent or employee thereof (so long as such contractor, subcontractor or agent or employee is hired by the Owner). The Owner shall, at his own cost and expense, appear, defend and pay all charges of attorneys, costs and other expenses arising there from or incurred in connection therewith. If any judgment shall be rendered against the City, its agents, officers, officials or employees in any such action, the Owner shall, at his own expense, satisfy and discharge the same. This paragraph shall not apply, and the Owner shall have no obligation whatsoever, with respect to any acts of negligence or reckless or willful misconduct on the part of the City or any of its officers, agents, employees or contractors.

In no way limiting the foregoing, the Owner shall also indemnify and hold harmless the City, its agents, officers and employees against all damages, claims, suits, liabilities, judgments, fines, penalties, costs and expenses (including reasonable attorneys' fees) which may arise directly or indirectly from any violation of the Illinois Prevailing wage Act, 820 ILCS 130/0.01, et seq., in connection with the Project.

Section 8. This Agreement may not be assigned by the Owner.

Section 9. All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the party or an officer, agent or attorney of the party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

To the Owner:

Snelson Collision Repair
1822 Grand Ave.
Granite City, IL. 62040

To the City:

Attention: Economic Development Director
City of Granite City
2000 Edison Avenue
Granite City, IL 62040

-continued on following page -

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be
executed individually or by their duly authorized officers on this ____ day of _____,
201_.

CITY OF GRANITE CITY, ILLINOIS:

Ed Hagnauer, Mayor

ATTEST:

Judy Whitaker, City Clerk

OWNER (Property Owner):

BY: _____

Exhibit A
Legal Description of Property

Attached



Treasurer's Office

(618) 692-6260

Monday - Friday

8:30 AM - 4:30 PM

157 N. Main St, Ste. 125

PO Box 729

Edwardsville, IL 62025

Online Property Search

Madison County, Illinois - Property Search Results

Property 1 of 1

Property Information

Tax Year 2014 ▼	Tax Code 884 - #9 G CTY & PARK; GR CITY TIF 1	Images/Sketches not available
Township 22-GRANITE CITY	Neighborhood 22 - CV09	
Property Class 0060-IMPROVED COMMERCIAL	Land Use 0330-Improved - Commercial	
Tax Status Taxable	Lot Size	
Net Taxable Value 51,500	Tax Rate 9.720700	Total Tax \$5,006.16
Site Address 1822 GRAND AVE GRANITE CITY, IL 62040	Owner Name and Address SNELSON, CAROL J TRUST 274 LORADO RD HOLLISTER, MO 65672	Mailing Name and Address SNELSON, CAROL J TRUST 274 LORADO RD HOLLISTER, MO 65672
Legal Description ORIGINAL PLAT OF GRANITE CITY LOT 19 & 20,21 & 22 95X120		

Your Payment(s) Will Appear Online in 7 to 10 Business Days.

Payments

Installment	Date Due	Date Paid	Tax Billed	Penalty	Cost	Drainage	Total Billed	Amount Paid	Amount Due
First	07/09/2015	05/18/2015	\$1,251.54	\$0.00	\$0.00	\$0.00	\$1,251.54	\$1,251.54	\$0.00
Second	09/09/2015	06/10/2015	\$1,251.54	\$0.00	\$0.00	\$0.00	\$1,251.54	\$1,251.54	\$0.00
Third	10/09/2015	06/10/2015	\$1,251.54	\$0.00	\$0.00	\$0.00	\$1,251.54	\$364.78	\$886.76
Fourth	12/09/2015		\$1,251.54	\$0.00	\$0.00	\$0.00	\$1,251.54	\$0.00	\$1,251.54
Total			\$5,006.16	\$0.00	\$0.00	\$0.00	\$5,006.16	\$2,867.86	\$2,138.30

Start a New Search
Go to the Treasurer Website
Go to the County Website

View:

Assessments
Billing and Collection
Exemptions
Farmland
Genealogy
Legal Description
Names
Sales History
Site Addresses
Tax Bill
Taxing Bodies

Parcel GIS Information

Print:

Current Page
Full Report

Disclaimer

The Madison County Treasurer makes every effort to produce and publish the most current and accurate information possible. The information maintained on this website should not be relied upon for any purposes except for those of the Madison County Treasurer and his staff. The Treasurer's Office accepts no responsibility for the consequences of the inappropriate use or the interpretation of data. No warranties, expressed or implied, are provided for data herein. By proceeding with a property search you are stating that the notice has been read and that you understand and agree with its contents.



Exhibit B
Project Detail

Describe in Detail the Project to be constructed to the above real estate , or attach a full detail to this Agreement.

TIF Grant Award Summary

<u>Improvement:</u>	<u>Requested Amount:</u>	<u>Amount</u>
<u>Awarded:</u>		
Garage Door Replacement	\$ <u>9727.50</u> ,	\$ <u>9727.50</u> ,
Total	\$ <u>9727.50</u> ,	\$ <u>9727.50</u> ,

Project Description:

Attached

City of Granite City Downtown TIF Grant Program Application

Applications must be reviewed and a redevelopment agreement approved before the project begins. Reimbursement of costs for work completed prior to execution of a written agreement will not be made. If there is a significant change in the scope of the project after the application has been approved, the applicant must re-apply with the scope of the new project.

Please submit application to: Jonathan Ferry
Economic Development Director
Granite City, Illinois
City Hall
2000 Edison Avenue
Granite City, IL 62040
618.452.6213

Applicant Name: KEN KONNEN Business Name: SNELSON COLLISION REPAIR
Applicant Mailing Address: 1822 GRAND AVE
Applicant Phone Number: 618-452-7165 Email: ken@snelsoncollisionrepair.com
Federal Employer Identification Number (FEIN): 61-1485616

Type of Business Entity:

☒ Individual ☐ Corporation ☐ Partnership ☐ Other: _____

I am applying for a \$ 9727.50 Reimbursement Grant

Project Category (check those that apply):

- ☒ Façade restoration
☐ ADA, life safety and other building code compliance related improvements
☐ Other permanent building improvements

Building Name (if applicable): _____

Building Address: 1822 GRAND AVE, Granite City, IL 62040

How is the title held to the property?

☒ Individual ☐ Corporation ☐ Land Trust

☐ Partnership ☐ Limited Liability Company ☐ Other: _____

1. Name(s) of property owner(s): KENNETH AND NANCY KOHNEN
(All beneficial owners of a Land Trust, members of a Limited Liability Company and partners in a partnership must be listed.)

Owner(s) phone number: 314-608-7775

If the applicant is not the same as the current owner, explain:

2. Building Data:

Building square footage: 9000

Number of floors in building: 2

Approximate year constructed 1946/62/73

Most Recent
Real Estate Taxes Paid: \$4860

Year Paid - 2014

3. Current Use:

AUTOMOTIVE COLLISION REPAIR

4. General Project Description and Proposed Use:

GARAGE DOOR REPLACEMENT

5. Identify existing or proposed tenants of the building. Indicate whether leases have been negotiated and provide the status of any such negotiations.

EXISTING TENANT IS OWNER
SNEELSON COLLISION REPAIR

6. Who will own the property?

SAME

7. Provide an estimate of the total number of jobs to be created or retained by the proposed project:

a. Present Number of Employees Full Time 6 Part Time 1
b. Anticipated Number of Employees Full Time _____ Part Time _____

8. Total Estimated Project Costs: \$16955.00 (attached a detailed cost estimate breakdown prepared by a licensed architect, engineer or contractor)

9. Sources and Uses of Funds

Project Component	TIF Grant	Bank Loan	Owner Equity	Other
Façade Improvements	\$9727.50	\$	\$7227.50	\$
ADA, Life Safety and other Building Code Related Improvements	\$	\$	\$	\$
Other Permanent Building Improvements				
Total	\$	\$	\$	\$

10. Provide evidence that the Applicant possesses the financial ability to complete the proposed project (attach any loan commitment documents and/or evidence of available equity).

CASH AVAILABLE IN MULTIPLE The BANK Accounts

The undersigned has applied for a TIF Grant and the proceeds of such grant used in connection with the project described herein. The applicant agrees to abide by all City of Granite City codes and ordinances and comply with the guidelines and recommendations of the Historical & Architectural Review Commission. The applicant agrees to furnish information listed as application attachments and any additional information to the City as needed to review and consider this request.

By execution of this application, Applicant acknowledges and consents for the City to conduct any and all credit history checks it deems necessary and appropriate.

<u>Kenneth R. Kuhn</u>	<u>OWNER/PRESIDENT</u>	<u>5/1/15</u>
Applicant's Signature	Title	Date

(Applicant – do not write below this line)

Date Application Received: _____ Staff Signature _____

Recommendation of TIF Grant Review Committee:

Grant Amount: \$_____

Remarks: _____

Date: _____

EXHIBIT C

Form of Request for Reimbursement

REQUEST FOR REIMBURSEMENT

(DATE)

City of Granite City
2000 Edison Avenue
Granite City, IL 62040

Attention: Economic Development Director

RE: Redevelopment Agreement, dated _____, 20____,
by and between the City of Granite City, Illinois, and
_____ (the "Owner")

Dear _____:

You are requested to disburse funds from the Special Tax Allocation Fund pursuant to Section 3 of the Redevelopment Agreement described above in the amount(s), to the person(s) and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. PAYMENT DUE TO: _____
2. AMOUNT TO BE DISBURSED: _____
3. The amount requested to be disbursed pursuant to this Request for Reimbursement is to reimburse the Owner for those approved building renovation, repair and/or rehabilitation costs described in the Redevelopment Agreement between the party signed below and the City.
4. The undersigned certifies that:
 - (i) The amounts included in line 2 above were made, incurred and paid for and were necessary for the completion of the Project and were made or incurred in accordance with the Redevelopment Agreement.
 - (ii) The expenditures for which amounts are requisitioned represent proper redevelopment project costs as described in Section 3(d) of the Redevelopment

Agreement, have not been included in any previous Request for Reimbursement, have been properly recorded on the Owner's books and are set forth in Schedule 1, with paid invoices or other documented evidence attached for all sums for which reimbursement is requested;

- (iii) The amount of Redevelopment Project Costs to be reimbursed in accordance with this Request for Reimbursement, together with all amounts reimbursed to the Owner pursuant to Section 3 of the Redevelopment Agreement is not in excess of \$9727.50.
 - (iv) The Owner is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Owner that would prevent the performance of its obligations under the Redevelopment Agreement.
 - (v) All costs of labor included in this Request have met the requirements of the prevailing wage ordinance of the City of Granite City presently in effect
6. Attached to this Request for Reimbursement is Schedule 1 itemizing the eligible costs to be reimbursed, together with copies of paid invoices or other evidence of cost incurred for which reimbursement is being requested.
7. The undersigned certifies that the terms of the Redevelopment Agreement have been fully complied with.

Submitted by: _____
Signature

Name (typed)

Title

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS ____ DAY OF _____, 2015.

Notary Public

APPROVED BY CITY COUNCIL: Date:

REDEVELOPMENT AGREEMENT

This Agreement is entered into on the date and by execution shown hereafter, by and between the City of Granite City, Illinois, an Illinois Municipal Corporation, (hereinafter referred to as the "City") and Custom Built Cabinetry. (hereinafter referred to as the "Owner").

PREAMBLES

WHEREAS, the Owner owns the following described real estate (the "Property") located in the City of Granite City, Madison County, Illinois Tax Increment Financing ("TIF") Downtown Redevelopment Project Area (also referred to as the "Downtown TIF District"), to wit:

[SEE EXHIBIT A - LEGAL DESCRIPTION]

Madison County PIN Number: **22-2-20-18-18-303-037.**

Property Address: 2241 Madison Ave. Granite City, Illinois 62040

and

WHEREAS, the City wishes to encourage the Owner to make improvements to the building façade, comply with current building codes, and make other building repairs and/or remodeling of the building located on the above described property and costing approximately \$10,000.00, as said project and detailed costs have been preapproved by the City Council, (the "Project"); and

WHEREAS, The Owner has demonstrated to the satisfaction of the City that, by reason of the work required on the property, the Project cannot be accomplished except at substantial extraordinary expense to The Owner; and

WHEREAS, It is the desire of the Owner to repair and rehabilitate the subject property under the City's grant of authority pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4, et seq. (the "Act"); and

WHEREAS, the City is authorized under the provisions of the Act to reimburse the Owner for certain redevelopment project costs in connection with redevelopment and other improvements within Downtown TIF District; and

WHEREAS, financing private building repair and rehabilitation is consistent with the objectives of the TIF Redevelopment Plan adopted for the Downtown Redevelopment Project Area, as amended by Ordinance No. 8005, adopted March 5, 2007.

NOW, THEREFORE, in consideration of the premises and agreements set forth below, the parties, for and in consideration of the representations relative to the proposed improvements of said real property owned by the Owner, hereby agree as follows:

Section 1. The Parties agree that all of the recitals contained in the Preambles to this Agreement are true and correct, and said recitals are hereby incorporated into the Agreement as though they were fully set forth in this Section 1.

Section 2. That the Owner shall promptly proceed with Project as fully described on Exhibit B attached, investing approximately \$10,000.00, or more in said Project. All City Building Codes and laws of the State of Illinois shall be complied with by the Owner.

Section 3. Upon completion of the Project and providing evidence of TIF eligible costs incurred and paid, the City will pay to the Owner a TIF Grant in the amount of \$10,000.00, subject to the following conditions:

- a. That this Agreement and the funds to be paid out accordingly, shall expire at the end of 12 months from the date of execution of this Agreement, or when the maximum amount stated above has been reimbursed to the Owner, or upon expiration of the Downtown TIF District, whichever occurs first.
- c. That the completed Project complies with the plans preapproved by the City and has been inspected by the City Building Department for compliance.

- d. That the Owner will be reimbursed with TIF Grant proceeds for only building renovation, repair or remodeling costs incurred pre-approved by the City Council. City will not be obligated hereunder to distribute or expend funds for the Project except for the sole purpose of reimbursement to the Owner for Owner's payments of eligible costs, and not otherwise including payment of the City's current prevailing wage ordinance. No reimbursement shall be made for the Owner's, or Owner's family or employee labor, nor for unlicensed contractors.
- e. That the Owner shall submit to the Economic Development Director a written statement in the form attached to this Agreement as Exhibit C ("Request for Reimbursement") setting forth the amount of reimbursement requested and the specific redevelopment project costs for which reimbursement is being sought. Each request for reimbursement shall be accompanied by such bills, invoices, lien waivers, proof of payment, or other evidence as the City shall reasonably require documenting the right of the Owner to be reimbursed under this Agreement. The Economic Development Director shall have twenty (20) days after receipt of any request for reimbursement from the Owner to forward said request to the City Council for approval or disapproval at their next regularly scheduled meeting. If the Council disapproves the request in its entirety or specific expenditure items, it shall provide to the Owner an explanation as to why such request was disapproved; provided, that the only reasons for disapproval of any expenditure for which reimbursement is sought shall be that such expenditure has not already been paid by the Owner, and/or is not considered to be eligible because such expenditure was not for building renovation, repair or remodeling costs that were approved by the City Council, or because they do not comply with the terms of this Agreement.

Section 4. THE CITY'S OBLIGATIONS TO REIMBURSE THE OWNER UNDER THIS AGREEMENT IS A LIMITED OBLIGATION PAYABLE SOLELY FROM THE APPROPRIATED INCREMENTAL TAXES FOR THIS PROJECT GENERATED WITHIN THE DOWNTOWN REDEVELOPMENT PROJECT

AREA, AND SHALL NOT BE A GENERAL OBLIGATION OF THE CITY OR SECURED BY THE FULL FAITH AND CREDIT OF THE CITY.

Section 6: The City's agreement to reimburse eligible costs of the Owner's Project under the terms of this Agreement is not, and shall not be, construed as a joint venture, principal-agent, or employer-employee relationship between the City and Owner, as Owner's decision to adopt the Project, and cause it to be completed, is solely an independent act of the Owner, and not otherwise. This agreement shall not be construed as a third party beneficiary agreement, nor intend a benefit for any party not a signatory to this Agreement.

Section 7. The Owner shall indemnify and hold harmless the City, its agents, officers and employees against all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, costs and expenses (including any liabilities, judgments, costs and expenses and reasonable attorneys' fees) which may arise directly or indirectly from (i) the failure of the Owner or any contractor, subcontractor or agent or employee thereof to timely pay any contractor, subcontractor, laborer or materialman; (ii) from any default or breach of the terms of this Agreement by the Owner; or (iii) from any negligence or reckless or willful misconduct of the Owner or any contractor, subcontractor or agent or employee thereof (so long as such contractor, subcontractor or agent or employee is hired by the Owner). The Owner shall, at his own cost and expense, appear, defend and pay all charges of attorneys, costs and other expenses arising there from or incurred in connection therewith. If any judgment shall be rendered against the City, its agents, officers, officials or employees in any such action, the Owner shall, at his own expense, satisfy and discharge the same. This paragraph shall not apply, and the Owner shall have no obligation whatsoever, with respect to any acts of negligence or reckless or willful misconduct on the part of the City or any of its officers, agents, employees or contractors.

In no way limiting the foregoing, the Owner shall also indemnify and hold harmless the City, its agents, officers and employees against all damages, claims, suits, liabilities, judgments, fines, penalties, costs and expenses (including reasonable attorneys' fees) which may arise directly or indirectly from any violation of the Illinois Prevailing wage Act, 820 ILCS 130/0.01, et seq., in connection with the Project.

Section 8. This Agreement may not be assigned by the Owner.

Section 9. All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the party or an officer, agent or attorney of the party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

To the Owner:

Custom Built Cabinetry
2241 Madison Ave.
Granite City, IL. 62040

To the City:

Attention: Economic Development Director
City of Granite City
2000 Edison Avenue
Granite City, IL 62040

-continued on following page -

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be
executed individually or by their duly authorized officers on this ____ day of _____,
201_.

CITY OF GRANITE CITY, ILLINOIS:

Ed Hagnauer, Mayor

ATTEST:

Judy Whitaker, City Clerk

OWNER (Property Owner):

BY: _____

Exhibit A
Legal Description of Property

Attached



Treasurer's Office

(618) 692-6260

Monday - Friday

8:30 AM - 4:30 PM

157 N. Main St. Ste. 125

PO Box 729

Edwardsville, IL 62025

Property 1 of 1

Tax Year 2014 ▼	Tax Code 884 - #9 G CTY & PARK; GR CITY TIF 1	Images/Sketches not available
Township 22-GRANITE CITY	Neighborhood 22 - CV17	
Property Class 0060-IMPROVED COMMERCIAL	Land Use 0330-Improved - Commercial	
Tax Status Taxable	Lot Size	
Net Taxable Value 28,790	Tax Rate 9.720700	Total Tax \$2,798.60
Site Address 2241 MADISON AVE GRANITE CITY, IL 62040	Owner Name and Address OTTEN, VINCENT P 6029 STATE ROUTE 162 GLEN CARBON, IL 62034	Mailing Name and Address OTTEN, VINCENT P 6029 STATE ROUTE 162 GLEN CARBON, IL 62034
Legal Description ORIGINAL PLAT OF GRANITE CITY LOT 10-11 100X120		

Your Payment(s) Will Appear Online in 7 to 10 Business Days.

Installment	Date Due	Date Paid	Tax Billed	Penalty	Cost	Drainage	Total Billed	Amount Paid	Amount Due
First	07/09/2015		\$699.65	\$0.00	\$0.00	\$0.00	\$699.65	\$0.00	\$699.65
Second	09/09/2015		\$699.65	\$0.00	\$0.00	\$0.00	\$699.65	\$0.00	\$699.65
Third	10/09/2015		\$699.65	\$0.00	\$0.00	\$0.00	\$699.65	\$0.00	\$699.65
Fourth	12/09/2015		\$699.65	\$0.00	\$0.00	\$0.00	\$699.65	\$0.00	\$699.65
Total			\$2,798.60	\$0.00	\$0.00	\$0.00	\$2,798.60	\$0.00	\$2,798.60

Start a New Search
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Go to the County Website

View:

Assessments
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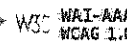
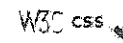


Exhibit B
Project Detail

Describe in Detail the Project to be constructed to the above real estate, or attach a full detail to this Agreement.

TIF Grant Award Summary

<u>Improvement:</u>	<u>Requested Amount:</u>	<u>Amount</u>
<u>Awarded:</u>		
Doors, Awning and gate	\$ <u>10,000.00,</u>	\$ <u>10,000.00,</u>
Total	\$ <u>10,000.00,</u>	\$ <u>10,000.00,</u>

Project Description:

Attached

City of Granite City Downtown TIF Grant Program Application

Applications must be reviewed and a redevelopment agreement approved before the project begins. Reimbursement of costs for work completed prior to execution of a written agreement will not be made. If there is a significant change in the scope of the project after the application has been approved, the applicant must re-apply with the scope of the new project.

Please submit application to: Jonathan Ferry
Economic Development Director
Granite City, Illinois
City Hall
2000 Edison Avenue
Granite City, IL 62040
618.452.6213

Applicant Name: Vincent Otten Business Name: Custom Built Cabinetry

Applicant Mailing Address: 2241 Madison Ave., Granite City, IL

Applicant Phone Number: (618)444-7477 Email: vincentotten@sbcglobal.net

Federal Employer Identification Number (FEIN): 27-1658283

Type of Business Entity:

☒ Individual ☐ Corporation ☐ Partnership ☐ Other: _____

I am applying for a \$ 10,000 Reimbursement Grant

Project Category (check those that apply):

- ☒ Façade restoration
- ☒ ADA, life safety and other building code compliance related improvements
- ☒ Other permanent building improvements

Building Name (if applicable): Custom Built Cabinetry

Building Address: 2241 Madison Ave., Granite City, IL 62040

How is the title held to the property?

☒ Individual ☐ Corporation ☐ Land Trust

☐ Partnership ☐ Limited Liability Company ☐ Other: _____

1. Name(s) of property owner(s): Vincent P. Otten
(All beneficial owners of a Land Trust, members of a Limited Liability Company and partners in a partnership must be listed.)

Owner(s) phone number: (618)444-7477

If the applicant is not the same as the current owner, explain:

2. Building Data:

Building square footage: 7,600 Sq. Ft.

Number of floors in building: 1

Approximate year constructed 1960

Most Recent

Real Estate Taxes Paid: \$3,900 Year Paid - 2014

3. Current Use:

Current use is for custom cabinet shop and retail cabinet store.

4. General Project Description and Proposed Use:

Install all new doors, new awning, build cosmetic wall around walk-in cooler, and

install an automatic gate for parking lot.

5. Identify existing or proposed tenants of the building. Indicate whether leases have been negotiated and provide the status of any such negotiations.

Building is occupied by the owner.

6. Who will own the property?

Vincent P. Otten

7. Provide an estimate of the total number of jobs to be created or retained by the proposed project:

a. Present Number of Employees Full Time 2 Part Time 1
b. Anticipated Number of Employees Full Time 4 Part Time 1

8. Total Estimated Project Costs: \$ 17,970.22 (attached a detailed cost estimate breakdown prepared by a licensed architect, engineer or contractor)

9. Sources and Uses of Funds

Project Component	TIF Grant	Bank Loan	Owner Equity	Other
Façade Improvements	\$ 5,563.72	\$	\$	\$
ADA, Life Safety and other Building Code Related Improvements	\$	\$	\$	\$
Other Permanent Building Improvements	\$4,436.28		\$7,970.22	
Total	\$ 10,000.00	\$	\$ 7,970.22	\$

10. Provide evidence that the Applicant possesses the financial ability to complete the proposed project (attach any loan commitment documents and/or evidence of available equity).

U.S. Bank credit line - \$7,470.13
American Express credit line - \$3,000.00

The undersigned has applied for a TIF Grant and the proceeds of such grant used in connection with the project described herein. The applicant agrees to abide by all City of Granite City codes and ordinances and comply with the guidelines and recommendations of the Historical & Architectural Review Commission. The applicant agrees to furnish information listed as application attachments and any additional information to the City as needed to review and consider this request.

By execution of this application, Applicant acknowledges and consents for the City to conduct any and all credit history checks it deems necessary and appropriate.

Vernon Otto OWNER 5-29-15
Applicant's Signature Title Date

(Applicant – do not write below this line)

Date Application Received: _____ Staff Signature _____

Recommendation of TIF Grant Review Committee:

Grant Amount: \$ _____

Remarks: _____

Date: _____

EXHIBIT C

Form of Request for Reimbursement

REQUEST FOR REIMBURSEMENT

(DATE)

City of Granite City
2000 Edison Avenue
Granite City, IL 62040

Attention: Economic Development Director

RE: Redevelopment Agreement, dated _____, 20____,
by and between the City of Granite City, Illinois, and
_____ (the "Owner")

Dear _____:

You are requested to disburse funds from the Special Tax Allocation Fund pursuant to Section 3 of the Redevelopment Agreement described above in the amount(s), to the person(s) and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. PAYMENT DUE TO: _____
2. AMOUNT TO BE DISBURSED: _____
3. The amount requested to be disbursed pursuant to this Request for Reimbursement is to reimburse the Owner for those approved building renovation, repair and/or rehabilitation costs described in the Redevelopment Agreement between the party signed below and the City.
4. The undersigned certifies that:
 - (i) The amounts included in line 2 above were made, incurred and paid for and were necessary for the completion of the Project and were made or incurred in accordance with the Redevelopment Agreement.
 - (ii) The expenditures for which amounts are requisitioned represent proper redevelopment project costs as described in Section 3(d) of the Redevelopment

Agreement, have not been included in any previous Request for Reimbursement, have been properly recorded on the Owner's books and are set forth in Schedule 1, with paid invoices or other documented evidence attached for all sums for which reimbursement is requested;

- (iii) The amount of Redevelopment Project Costs to be reimbursed in accordance with this Request for Reimbursement, together with all amounts reimbursed to the Owner pursuant to Section 3 of the Redevelopment Agreement is not in excess of \$10,000.00.
 - (iv) The Owner is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Owner that would prevent the performance of its obligations under the Redevelopment Agreement.
 - (v) All costs of labor included in this Request have met the requirements of the prevailing wage ordinance of the City of Granite City presently in effect
6. Attached to this Request for Reimbursement is Schedule 1 itemizing the eligible costs to be reimbursed, together with copies of paid invoices or other evidence of cost incurred for which reimbursement is being requested.
7. The undersigned certifies that the terms of the Redevelopment Agreement have been fully complied with.

Submitted by: _____
Signature

Name (typed)

Title

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS ____ DAY OF _____, 2015.

Notary Public

APPROVED BY CITY COUNCIL:Date:

REDEVELOPMENT AGREEMENT

This Agreement is entered into on the date and by execution shown hereafter, by and between the City of Granite City, Illinois, an Illinois Municipal Corporation, (hereinafter referred to as the “City”) and IQ2 Computers. (hereinafter referred to as the “Owner”).

PREAMBLES

WHEREAS, the Owner owns the following described real estate (the “Property”) located in the City of Granite City, Madison County, Illinois Tax Increment Financing (“TIF”) Downtown Redevelopment Project Area (also referred to as the “Downtown TIF District”), to wit:

[SEE EXHIBIT A - LEGAL DESCRIPTION]

Madison County PIN Number: **22-2-20-19-05-101-019.**

Property Address: 1934 State St. Granite City, Illinois 62040

and

WHEREAS, the City wishes to encourage the Owner to make improvements to the building façade, comply with current building codes, and make other building repairs and/or remodeling of the building located on the above described property and costing approximately \$10,000.00, as said project and detailed costs have been preapproved by the City Council,(the “Project”); and

WHEREAS, The Owner has demonstrated to the satisfaction of the City that, by reason of the work required on the property, the Project cannot be accomplished except at substantial extraordinary expense to The Owner; and

WHEREAS, It is the desire of the Owner to repair and rehabilitate the subject property under the City’s grant of authority pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4, et seq. (the “Act”); and

WHEREAS, the City is authorized under the provisions of the Act to reimburse the Owner for certain redevelopment project costs in connection with redevelopment and other improvements within Downtown TIF District; and

WHEREAS, financing private building repair and rehabilitation is consistent with the objectives of the TIF Redevelopment Plan adopted for the Downtown Redevelopment Project Area, as amended by Ordinance No. 8005, adopted March 5, 2007.

NOW, THEREFORE, in consideration of the premises and agreements set forth below, the parties, for and in consideration of the representations relative to the proposed improvements of said real property owned by the Owner, hereby agree as follows:

Section 1. The Parties agree that all of the recitals contained in the Preambles to this Agreement are true and correct, and said recitals are hereby incorporated into the Agreement as though they were fully set forth in this Section 1.

Section 2. That the Owner shall promptly proceed with Project as fully described on Exhibit B attached, investing approximately \$10,000.00, or more in said Project. All City Building Codes and laws of the State of Illinois shall be complied with by the Owner.

Section 3. Upon completion of the Project and providing evidence of TIF eligible costs incurred and paid, the City will pay to the Owner a TIF Grant in the amount of \$10,000.00., subject to the following conditions:

- a. That this Agreement and the funds to be paid out accordingly, shall expire at the end of 12 months from the date of execution of this Agreement, or when the maximum amount stated above has been reimbursed to the Owner, or upon expiration of the Downtown TIF District, whichever occurs first.
- c. That the completed Project complies with the plans preapproved by the City and has been inspected by the City Building Department for compliance.

- d. That the Owner will be reimbursed with TIF Grant proceeds for only building renovation, repair or remodeling costs incurred pre-approved by the City Council. City will not be obligated hereunder to distribute or expend funds for the Project except for the sole purpose of reimbursement to the Owner for Owner's payments of eligible costs, and not otherwise including payment of the City's current prevailing wage ordinance. No reimbursement shall be made for the Owner's, or Owner's family or employee labor, nor for unlicensed contractors.
- e. That the Owner shall submit to the Economic Development Director a written statement in the form attached to this Agreement as Exhibit C ("Request for Reimbursement") setting forth the amount of reimbursement requested and the specific redevelopment project costs for which reimbursement is being sought. Each request for reimbursement shall be accompanied by such bills, invoices, lien waivers, proof of payment, or other evidence as the City shall reasonably require documenting the right of the Owner to be reimbursed under this Agreement. The Economic Development Director shall have twenty (20) days after receipt of any request for reimbursement from the Owner to forward said request to the City Council for approval or disapproval at their next regularly scheduled meeting. If the Council disapproves the request in its entirety or specific expenditure items, it shall provide to the Owner an explanation as to why such request was disapproved; provided, that the only reasons for disapproval of any expenditure for which reimbursement is sought shall be that such expenditure has not already been paid by the Owner, and/or is not considered to be eligible because such expenditure was not for building renovation, repair or remodeling costs that were approved by the City Council, or because they do not comply with the terms of this Agreement.

Section 4. THE CITY'S OBLIGATIONS TO REIMBURSE THE OWNER UNDER THIS AGREEMENT IS A LIMITED OBLIGATION PAYABLE SOLELY FROM THE APPROPRIATED INCREMENTAL TAXES FOR THIS PROJECT GENERATED WITHIN THE DOWNTOWN REDEVELOPMENT PROJECT

AREA, AND SHALL NOT BE A GENERAL OBLIGATION OF THE CITY OR SECURED BY THE FULL FAITH AND CREDIT OF THE CITY.

Section 6: The City's agreement to reimburse eligible costs of the Owner's Project under the terms of this Agreement is not, and shall not be, construed as a joint venture, principal-agent, or employer-employee relationship between the City and Owner, as Owner's decision to adopt the Project, and cause it to be completed, is solely an independent act of the Owner, and not otherwise. This agreement shall not be construed as a third party beneficiary agreement, nor intend a benefit for any party not a signatory to this Agreement.

Section 7. The Owner shall indemnify and hold harmless the City, its agents, officers and employees against all injuries, deaths, losses, damages, claims, suits, liabilities, judgments, costs and expenses (including any liabilities, judgments, costs and expenses and reasonable attorneys' fees) which may arise directly or indirectly from (i) the failure of the Owner or any contractor, subcontractor or agent or employee thereof to timely pay any contractor, subcontractor, laborer or materialman; (ii) from any default or breach of the terms of this Agreement by the Owner; or (iii) from any negligence or reckless or willful misconduct of the Owner or any contractor, subcontractor or agent or employee thereof (so long as such contractor, subcontractor or agent or employee is hired by the Owner). The Owner shall, at his own cost and expense, appear, defend and pay all charges of attorneys, costs and other expenses arising there from or incurred in connection therewith. If any judgment shall be rendered against the City, its agents, officers, officials or employees in any such action, the Owner shall, at his own expense, satisfy and discharge the same. This paragraph shall not apply, and the Owner shall have no obligation whatsoever, with respect to any acts of negligence or reckless or willful misconduct on the part of the City or any of its officers, agents, employees or contractors.

In no way limiting the foregoing, the Owner shall also indemnify and hold harmless the City, its agents, officers and employees against all damages, claims, suits, liabilities, judgments, fines, penalties, costs and expenses (including reasonable attorneys' fees) which may arise directly or indirectly from any violation of the Illinois Prevailing wage Act, 820 ILCS 130/0.01, et seq., in connection with the Project.

Section 8. This Agreement may not be assigned by the Owner.

Section 9. All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the party or an officer, agent or attorney of the party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows:

To the Owner:

IQ2 Computers
1934 State St.
Granite City, IL. 62040

To the City:

Attention: Economic Development Director
City of Granite City
2000 Edison Avenue
Granite City, IL 62040

-continued on following page -

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be
executed individually or by their duly authorized officers on this ____ day of _____,
201__.

CITY OF GRANITE CITY, ILLINOIS:

Ed Hagnauer, Mayor

ATTEST:

Judy Whitaker, City Clerk

OWNER (Property Owner):

BY: _____

Exhibit A
Legal Description of Property

Attached

Kurt Prenzler
CPA Madison County Treasurer



Treasurer's Office

(618) 692-6260

Monday - Friday

8:30 AM - 4:30 PM

157 N. Main St. Ste. 125

PO Box 729

Edwardsville, IL 62025

Online Property Search

Information for Parcel 22-2-20-19-05-101-019., Tax Year 2014 Payable 2015

Property 6 of 6

Property Information

Tax Year 2014 ▼	Tax Code 884 - #9 G CTY & PARK; GR CITY TIF 1	Images/Sketches not available
Township 22-GRANITE CITY	Neighborhood 22 - CV09	
Property Class 0060-IMPROVED COMMERCIAL	Land Use 0330-Improved - Commercial	
Tax Status Taxable	Lot Size	
Net Taxable Value 6,340	Tax Rate 9.720700	Total Tax \$616.28
Site Address 1934 STATE ST GRANITE CITY, IL 62040	Owner Name and Address TULLOCK, SHON 1934 STATE ST GRANITE CITY, IL 62040	Mailing Name and Address TULLOCK, SHON 1934 STATE ST GRANITE CITY, IL 62040
Legal Description ORIGINAL PLAT OF GRANITE CITY SW 28' LOT 16 28X125		

Your Payment(s) Will Appear Online in 7 to 10 Business Days.

Payments

Installment	Date Due	Date Paid	Tax Billed	Penalty	Cost	Drainage	Total Billed	Amount Paid	Amount Due
First	07/09/2015		\$154.07	\$0.00	\$0.00	\$0.00	\$154.07	\$0.00	\$154.07
Second	09/09/2015		\$154.07	\$0.00	\$0.00	\$0.00	\$154.07	\$0.00	\$154.07
Third	10/09/2015		\$154.07	\$0.00	\$0.00	\$0.00	\$154.07	\$0.00	\$154.07
Fourth	12/09/2015		\$154.07	\$0.00	\$0.00	\$0.00	\$154.07	\$0.00	\$154.07
Total			\$616.28	\$0.00	\$0.00	\$0.00	\$616.28	\$0.00	\$616.28

Start a New Search
Go to the Treasurer Website
Go to the County Website

View:

Assessments
Billing and Collection
Exemptions
Farmland
Genealogy
Legal Description
Names
Sales History
Site Addresses
Tax Bill
Taxing Bodies

Parcel GIS Information

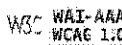
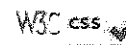
Print:

Current Page
Full Report

Disclaimers

The Madison County Treasurer makes every effort to produce and publish the most current and accurate information possible. The information maintained on this website should not be relied upon for any purposes except for those of the Madison County Treasurer and his staff. The Treasurer's Office accepts no responsibility for the consequences of the inappropriate use or the interpretation of data. No warranties, expressed or implied, are provided for data herein. By proceeding with a property search you are stating that the notice has been read and that you understand and agree with its contents.

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Data updated 2015/06/30



loading

Exhibit B
Project Detail

Describe in Detail the Project to be constructed to the above real estate , or attach a full detail to this Agreement.

TIF Grant Award Summary

<u>Improvement:</u>	<u>Requested Amount:</u>	<u>Amount</u>
<u>Awarded:</u>		
Roof & Heating & Cooling	<u>\$10,000.00,</u>	<u>\$10,000.00,</u>
Total	<u>\$10,000.00,</u>	<u>\$10,000.00,</u>

Project Description:

Attached

City of Granite City Downtown TIF Grant Program Application

Applications must be reviewed and a redevelopment agreement approved before the project begins. Reimbursement of costs for work completed prior to execution of a written agreement will not be made. If there is a significant change in the scope of the project after the application has been approved, the applicant must re-apply with the scope of the new project.

Please submit application to: Jonathan Ferry
Economic Development Director
Granite City, Illinois
City Hall
2000 Edison Avenue
Granite City, IL 62040
618.452.6213

Applicant Name: Shon Tullock Business Name: IQ² Computers

Applicant Mailing Address: 1206 Rhodes Granite City, IL 62040

Applicant Phone Number: 618-978-2896 Email: bluesun66@yahoo.com

Federal Employer Identification Number (FEIN): NA

Type of Business Entity:

☒ Individual ☐ Corporation ☐ Partnership ☐ Other: _____

I am applying for a \$ 10,000 Reimbursement Grant

Project Category (check those that apply):

- ☐ Façade restoration
- ☒ ADA, life safety and other building code compliance related improvements
- ☐ Other permanent building improvements

Building Name (if applicable): _____

Building Address: 1934 State St., Granite City, IL 62040

How is the title held to the property?

☒ Individual ☐ Corporation ☐ Land Trust

☐ Partnership ☐ Limited Liability Company ☐ Other: _____

1. Name(s) of property owner(s): Shen Tullock
(All beneficial owners of a Land Trust, members of a Limited Liability Company and partners in a partnership must be listed.)

Owner(s) phone number: 618-978-2896

If the applicant is not the same as the current owner, explain:

2. Building Data:

Building square footage: 1400

Number of floors in building: 1

Approximate year constructed 1940

Most Recent
Real Estate Taxes Paid: 2013 Year Paid - 201 5

3. Current Use:

Closed at this time, to Rehab.

4. General Project Description and Proposed Use:

Putting in new heating + cooling.
Coating roof with silicone roofing.
"Gaco roof" 50 year warranty

5. Identify existing or proposed tenants of the building. Indicate whether leases have been negotiated and provide the status of any such negotiations.

Owner Occupied.

I am looking to bring 3D printing into
Granite City.

6. Who will own the property?

Current Owner: Shon Tullock

7. Provide an estimate of the total number of jobs to be created or retained by the proposed project:

a. Present Number of Employees Full Time Ø Part Time Ø
b. Anticipated Number of Employees Full Time 1 Part Time Ø

8. Total Estimated Project Costs: \$ 10,000 (attached a detailed cost estimate breakdown prepared by a licensed architect, engineer or contractor)

9. Sources and Uses of Funds

Project Component	TIF Grant	Bank Loan	Owner Equity	Other
Façade Improvements	\$	\$	\$	\$
ADA, Life Safety and other Building Code Related Improvements	\$	\$ 12,000	\$	\$
Other Permanent Building Improvements				
Total	\$	\$ 12,000	\$	\$

10. Provide evidence that the Applicant possesses the financial ability to complete the proposed project (attach any loan commitment documents and/or evidence of available equity).

The undersigned has applied for a TIF Grant and the proceeds of such grant used in connection with the project described herein. The applicant agrees to abide by all City of Granite City codes and ordinances and comply with the guidelines and recommendations of the Historical & Architectural Review Commission. The applicant agrees to furnish information listed as application attachments and any additional information to the City as needed to review and consider this request.

By execution of this application, Applicant acknowledges and consents for the City to conduct any and all credit history checks it deems necessary and appropriate.

John Tullback
Applicant's Signature

Owner
Title

4-24-15
Date

(Applicant – do not write below this line)

Date Application Received: _____ Staff Signature _____

Recommendation of TIF Grant Review Committee:

Grant Amount: \$ _____

Remarks: _____

Date: _____

EXHIBIT C

Form of Request for Reimbursement

REQUEST FOR REIMBURSEMENT

(DATE)

City of Granite City
2000 Edison Avenue
Granite City, IL 62040

Attention: Economic Development Director

RE: Redevelopment Agreement, dated _____, 20____,
by and between the City of Granite City, Illinois, and
_____ (the "Owner")

Dear _____:

You are requested to disburse funds from the Special Tax Allocation Fund pursuant to Section 3 of the Redevelopment Agreement described above in the amount(s), to the person(s) and for the purpose(s) set forth in this Request for Reimbursement. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Redevelopment Agreement.

1. PAYMENT DUE TO: _____
2. AMOUNT TO BE DISBURSED: _____
3. The amount requested to be disbursed pursuant to this Request for Reimbursement is to reimburse the Owner for those approved building renovation, repair and/or rehabilitation costs described in the Redevelopment Agreement between the party signed below and the City.
4. The undersigned certifies that:
 - (i) The amounts included in line 2 above were made, incurred and paid for and were necessary for the completion of the Project and were made or incurred in accordance with the Redevelopment Agreement.
 - (ii) The expenditures for which amounts are requisitioned represent proper redevelopment project costs as described in Section 3(d) of the Redevelopment

Agreement, have not been included in any previous Request for Reimbursement, have been properly recorded on the Owner's books and are set forth in Schedule 1, with paid invoices or other documented evidence attached for all sums for which reimbursement is requested;

- (iii) The amount of Redevelopment Project Costs to be reimbursed in accordance with this Request for Reimbursement, together with all amounts reimbursed to the Owner pursuant to Section 3 of the Redevelopment Agreement is not in excess of \$10,000.00.
 - (iv) The Owner is not in default under the Redevelopment Agreement and nothing has occurred to the knowledge of the Owner that would prevent the performance of its obligations under the Redevelopment Agreement.
 - (v) All costs of labor included in this Request have met the requirements of the prevailing wage ordinance of the City of Granite City presently in effect
6. Attached to this Request for Reimbursement is Schedule 1 itemizing the eligible costs to be reimbursed, together with copies of paid invoices or other evidence of cost incurred for which reimbursement is being requested.
7. The undersigned certifies that the terms of the Redevelopment Agreement have been fully complied with.

Submitted by: _____
Signature

Name (typed)

Title

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS ____ DAY OF _____, 2015.

Notary Public

APPROVED BY CITY COUNCIL:Date:
